

SEND TAX NOTICE TO:
FANNIE MAE
PO BOX 650043
Dallas, TX 75265-0043

CM #: 133295

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORRECTIVE FORECLOSURE DEED

This deed is being recorded to correct the legal description in that certain Foreclosure Deed recorded in Instrument Number 20100204000035330.

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of March, 2006, Wendy F. Pope and David M. Pope, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Franklin American Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060322000135220, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20091029000405650, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was


further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Wells Fargo Bank, N.A. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 30, 2009, October 7, 2009, October 14, 2009, November 18, 2009, and January 06, 2010; and

WHEREAS, on January 26, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, N.A.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Three Hundred Seventy-Five Thousand Five Hundred Fifty-Three And 49/100 Dollars (\$375,553.49) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:


20101020000351710 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
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A parcel of land in the SE ¼ of the SE ¼ of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Southwest corner of said 1/4-1/4 sections run Northerly along the West 1/4-1/4 line for 699.4 feet to a point in the Center of a 60 foot road easement and point of beginning of said subject lot, from said point, continue to run along said easement centerline for 325 feet; deflected to the right an angle of 92 degrees 26 minutes 03 seconds for 671 feet to a point in the center of a 60 foot road easement; deflect to the right an angle of 87 degrees 33 minutes 57 seconds for 325 feet along said easement centerline; deflect to the right 82 degrees 26 minutes 03 seconds for 671 feet back to the point of beginning. Situated in Shelby County, Alabama.

Less & Except the following property:

Commence at the SW corner of the SE ¼ of the SE ¼ of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 14 minutes 52 seconds West along the west line of said quarter-quarter a distance of 1,024.40 feet to a point; thence run South 88 degrees 46 minutes 49 seconds East a distance of 671 feet to a rebar corner and the point of beginning of the property being described; thence run South 00 degrees 12 minutes 28 seconds East a distance of 674.28 feet to a point; thence run South 88 degrees 45 minutes 59 seconds East a distance of 12.25 feet to a point; thence run North 01 degree 14 minutes 52 seconds West a distance of 674.70 feet to the point of beginning, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as



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member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee,
has hereto set his/her hand and seal on this 13 day of October, 2010.

Wells Fargo Bank, N.A.

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Wells Fargo Bank, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this 13th day of October, 2010.

Deather M. Whitlock

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 11, 2012



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This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727