


SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328

CM #: 190090

STATE OF ALABAMA)

COUNTY OF SHELBY)


20101207000409310 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
12/07/2010 02:43:20 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of May, 2008, William O. Bradshaw and Julynn H. Bradshaw, husband and wife, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080606000229980, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 October 20, 2010, October 27, 2010, and November 3, 2010; and



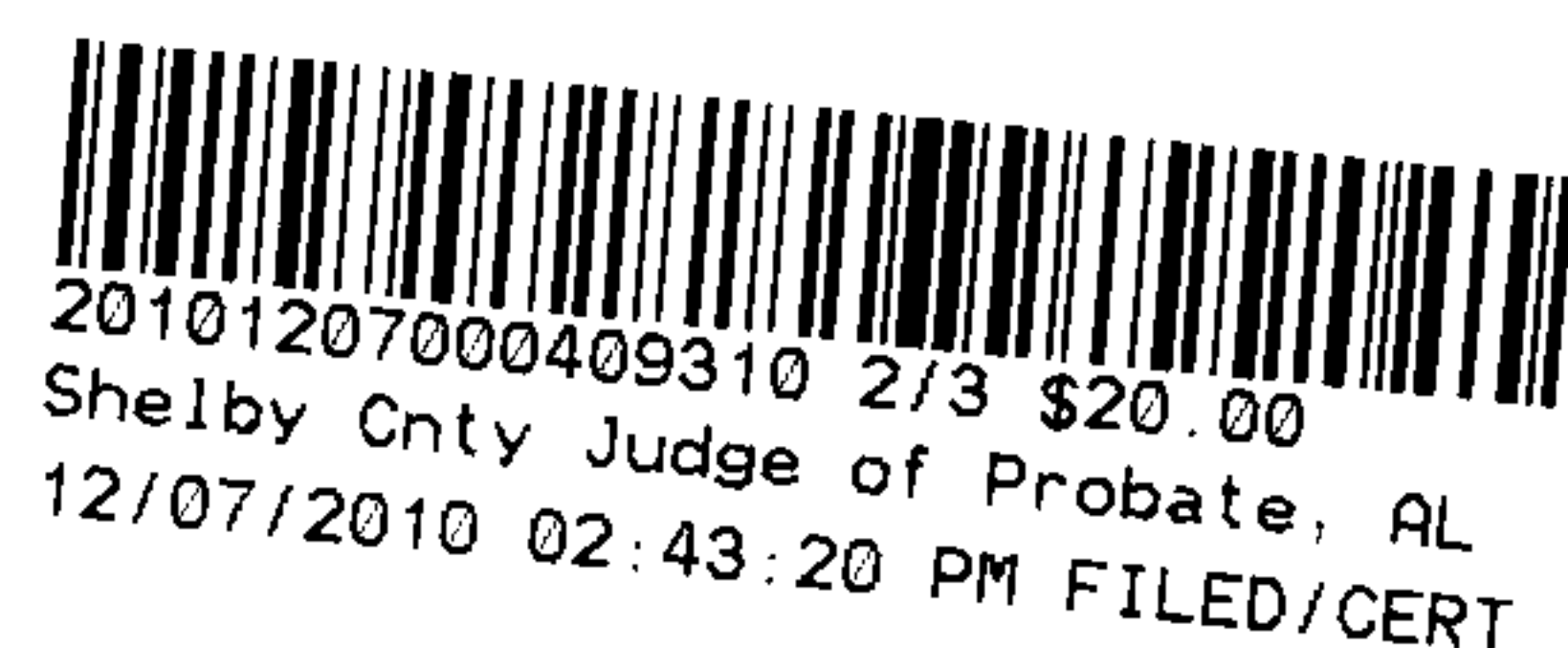
WHEREAS, on November 23, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, 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, Federal Home Loan Mortgage Corporation, was the highest bidder and best bidder in the amount of Sixty-Two Thousand Nine Hundred Fifty And 05/100 Dollars (\$62,950.05) 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 Mortgagee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the City of Montevallo, in the County of Shelby, State of Alabama, being known and designated as Lots 7, 8 and part of Lots 1 and 2 of Block 52 described as follows: Begin at the Southwest corner of Lot 7, Block 52, Reynolds Addition to the town of Montevallo, Alabama; thence run Northwest along the North boundary of Shelby Street for a distance of 178.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run Northeast for a distance of 150.00 feet; thence turn and angle of 90 degrees 00 minutes to the right and run Southeasterly for a distance of 178.00 feet to the Southeast corner of Lot 7; thence turn and angel of 90 degrees 00 minutes to the right and run along the North boundary of Morgan Street a distance of 150.00 feet to the point of beginning. According to the map and survey of Reynolds Addition to the Town of Montevallo, as recorded in Map Book 3, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama, being the same property fully described in Deed Book 1993 at Page 27526, Dated 09/07/1993, Recorded 09/09/1993, in Shelby County Records.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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 Mortgagee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this November 23, 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 Mortgagee.


Given under my hand and official seal on this November 23, 2010

Dan Lashur
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 11, 2012

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


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