

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


20101229000438180 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/29/2010 12:31:38 PM FILED/CERT

CM #: 187423

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of June, 2000, Marvin Horton and Amy Horton, husband and wife, executed that certain mortgage on real property hereinafter described to First Union Home Equity Bank, N.A, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2000/19698, 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 Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity 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 November 3, 2010, November 10, 2010, and November 17, 2010; and

WHEREAS, on December 7, 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 Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home

Equity 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

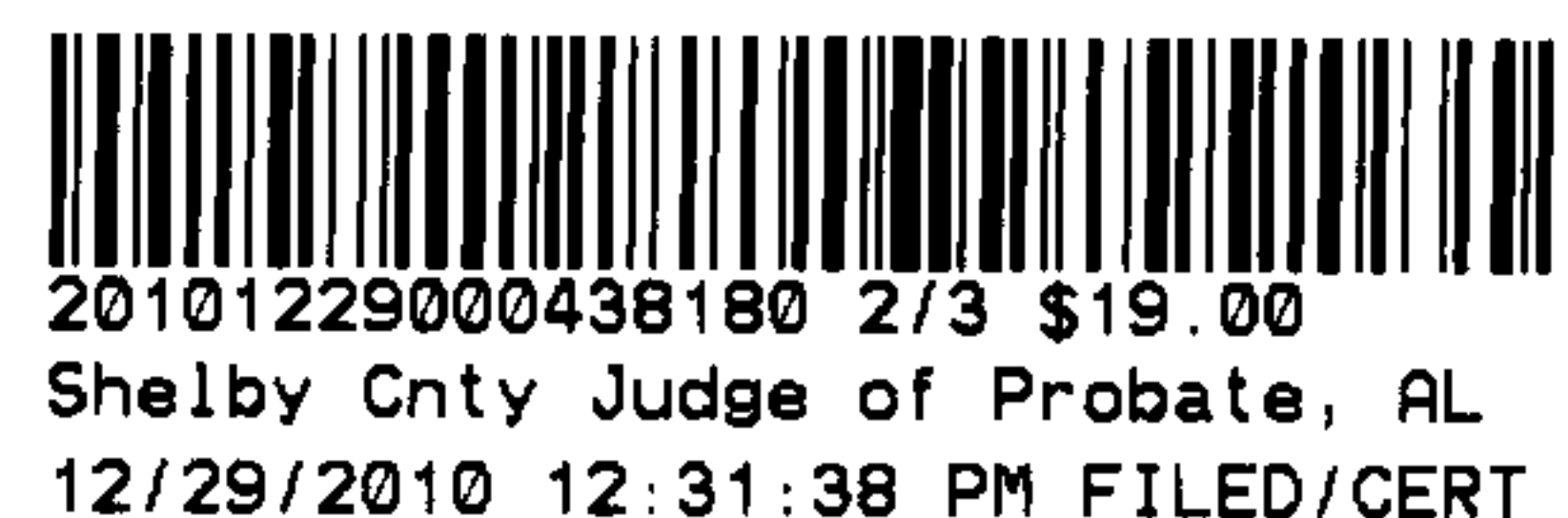
WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A.; and

WHEREAS, Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A., was the highest bidder and best bidder in the amount of Ten Thousand Three Hundred Eighty-Two And 00/100 Dollars (\$10,382.00) on the indebtedness secured by said mortgage, the said Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity 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 Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 11, Township 24, North, Range 15 East, Shelby County, Alabama, thence run South along said Section line of distance of 1386.00 feet to the point of beginning, thence continue along last described course a distance of 440.00 feet; thence turn angle 90 Degrees, 46 Minutes, 15 Seconds left and run a distance of 192.50; thence turn an angle of 89 Degrees, 13 Minutes, 45 Seconds left and run a distance of 100.00 feet; thence turn an angle of 89 Degrees 13 Minutes, 45 Seconds right and run a distance of 170.00 feet; thence turn an angle of 88 Degrees, 38 Minutes 23 Seconds left and a distance of 340.07 feet; thence turn an angle of 91 Degrees 21 Minutes 38 Seconds and run a distance of 366.00 feet to the point of beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A. 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, Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity 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 December 7, 2010

Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity 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 Wachovia Bank of Delaware, N.A. successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity 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 December 7, 2010 .

[Signature]
Notary Public
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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