


THIS CORRECTIVE INSTRUMENT IS BEING RECORDED TO INCLUDE THE FIRST PAGE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INST# 20061228000633220 AND TO CORRECT THE DEFECTIVE LEGAL DESCRIPTION.

  
20110114000014920 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/14/2011 01:56:51 PM FILED/CERT

**SEND TAX NOTICE TO:**

John C. Somers and George F. Somers with survivorship rights  
939 Copena Drive  
Indian Springs, AL 35124

STATE OF ALABAMA )

COUNTY OF SHELBY )

CORRECTIVE  
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of June, 2002, Ysea and Velma Green, executed that certain mortgage on real property hereinafter described to Wells Fargo Financial Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020624000294710, 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 four (4) 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 Financial Alabama, Inc. 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 2, 2005, November 9, 2005, November 16, 2005 and November 23, 2005 ; and

WHEREAS, on November 29, 2005, 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 Financial Alabama, Inc. 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Financial Alabama, Inc.; and

WHEREAS, John C. Somers and George F. Somers with survivorship rights was the highest bidder and best bidder in the amount of Eighteen Thousand Four Hundred Forty Five and 97/100 Dollars (\$18,445.97) on the indebtedness secured by said mortgage, the said Wells Fargo Financial Alabama, Inc., by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby remise, release, quit claim and convey unto John C. Somers and George F. Somers with survivorship rights all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The North half of lot owned by Steve Hayes and wife Anthana Hayes situated in the South half of the SE 1/4 of the SW 1/4 Section 36 Township 20 Range 3 West in Shelby County State of Alabama and recorded in the Office of the Judge of Probate Office of Shelby County, Roll 189 Page 455 October 19, 1957. \*\*\* SEE ATTACHED EXHIBIT "A" FOR THE CORRECTED LEGAL DESCRIPTION. \*\*\*

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

Shelby County, AL 12/28/2006  
State of Alabama

Deed Tax: \$18.50



20110114000014920 2/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/14/2011 01:56:51 PM FILED/CERT

JH 2/28/11  
correct copy



TO HAVE AND TO HOLD the above described property unto John C. Somers and George F. Somers with survivorship rights, 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 Financial Alabama, Inc., has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 29<sup>th</sup> day of November, 2005.

Wells Fargo Financial Alabama, Inc.

By: \_\_\_\_\_

Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Wells Fargo Financial Alabama, Inc., 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 29<sup>th</sup> day of November, 2005.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES JUNE 13, 2007

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

THIS COPY IS TRUE AND CORRECT.  
THE COPY IS BEING RECORDED  
BECAUSE THE ORIGINAL WAS LOST.

\_\_\_\_\_  
JENNIFER SOMERS

20110114000014920 4/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A" LEGAL DESCRIPTION**

Commence at the Northwest corner of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 36, Township 20, Range 3 West, and run East along the North line of the same 360 feet to the point of beginning. Thence continue East and in the same direction 210 feet; thence South and parallel with the West line of the said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 36, 105 feet; thence West and parallel with North line of said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , 210 feet; thence North 105 feet to the point of beginning. Being and situated in the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 36, Township 20, Range 3 West, in Shelby County, Alabama.