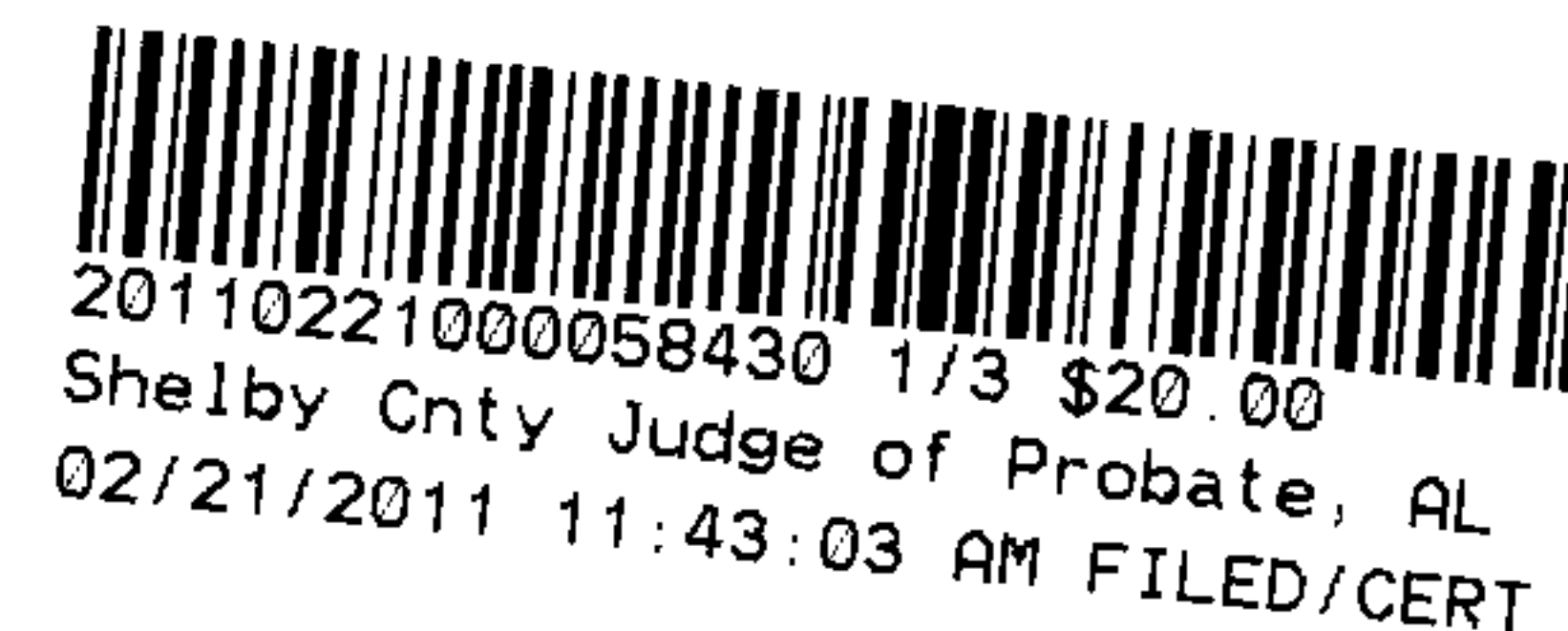


PREPARED BY:
SCOTT V LOFRANCO
McCALLA RAYMER, LLC
105 Tallapoosa Street, Suite 109
Montgomery, Alabama 36104
(877) 508-0741
File No. 1009256al

FILE NO.: 5016.1009256AL/K

Please cross reference to Instrument # 20060329000145460

STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, March 8, 2006, **Steve Cox and Debra Cox aka Debra J Cox; joint tenant with right of survivorship married, Mortgagors**, did execute a certain mortgage to **Wachovia Bank, National Association**, which said mortgage is recorded in Instrument No. 20060329000145460, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 12/22, 12/29, 1/5 and 1/19/2011; and

WHEREAS, on January 27, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:30 o'clock ~~am~~^{pm}, between the legal hours of sale, said foreclosure was duly and properly conducted and Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A. did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A. in the amount of **ONE HUNDRED FIFTY-SIX THOUSAND THREE HUNDRED FIFTEEN AND 59/100 DOLLARS (\$156,315.59)** which sum the said Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED FIFTY-SIX THOUSAND THREE HUNDRED FIFTEEN AND 59/100 DOLLARS (\$156,315.59), cash, on the indebtedness secured by said mortgage, the said Steve Cox and Debra Cox aka Debra J Cox; joint tenant with right of survivorship married, acting by and through the said Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A. as transferee, by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF COLUMBIANA, IN THE COUNTY OF SHELBY AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 11/12/1996 AND RECORDED 12/19/1996 IN INSTRUMENT 1996-41734 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 21

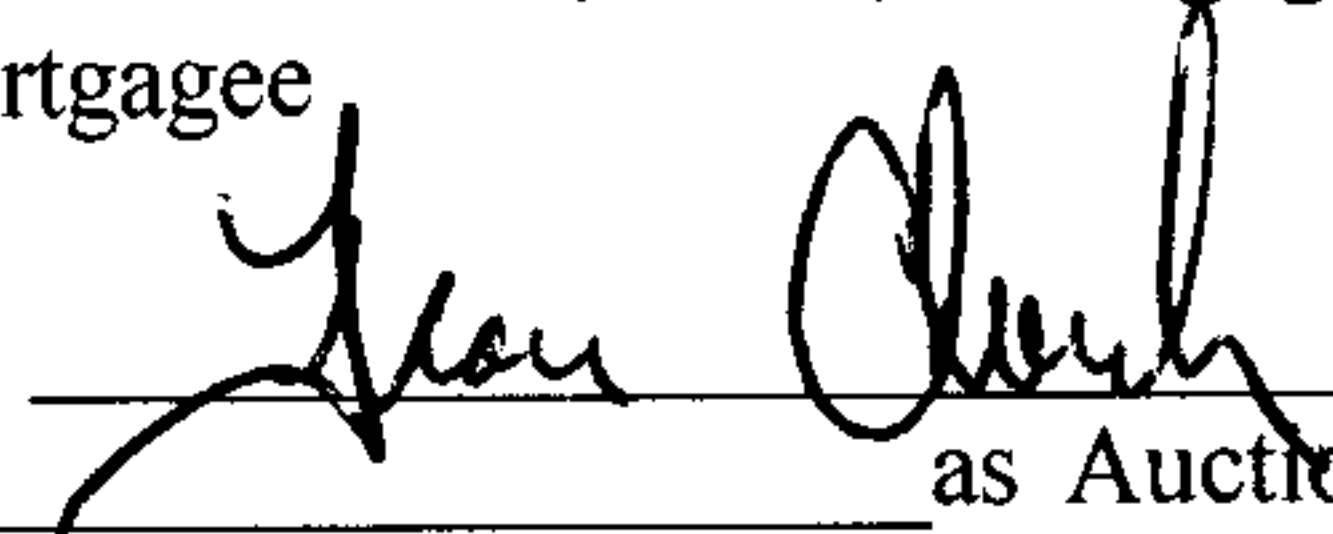
SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 88 DEGREES 14 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE FOR 666.32 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 22 SECOND EAST FOR A DISTANCE OF 1020.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 71 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 296.33 FEET TO THE EAST RIGHT OF WAY OF A DIRT ROAD KNOWN AS ROCKY RIDGE ROAD; THENCE RUN NORTH 10 DEGREES 13 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 378.63 FEET TO THE POINT OF BEGINNING PARCEL ID NUMBER: 21-5-15-0-000-002.003

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A., its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

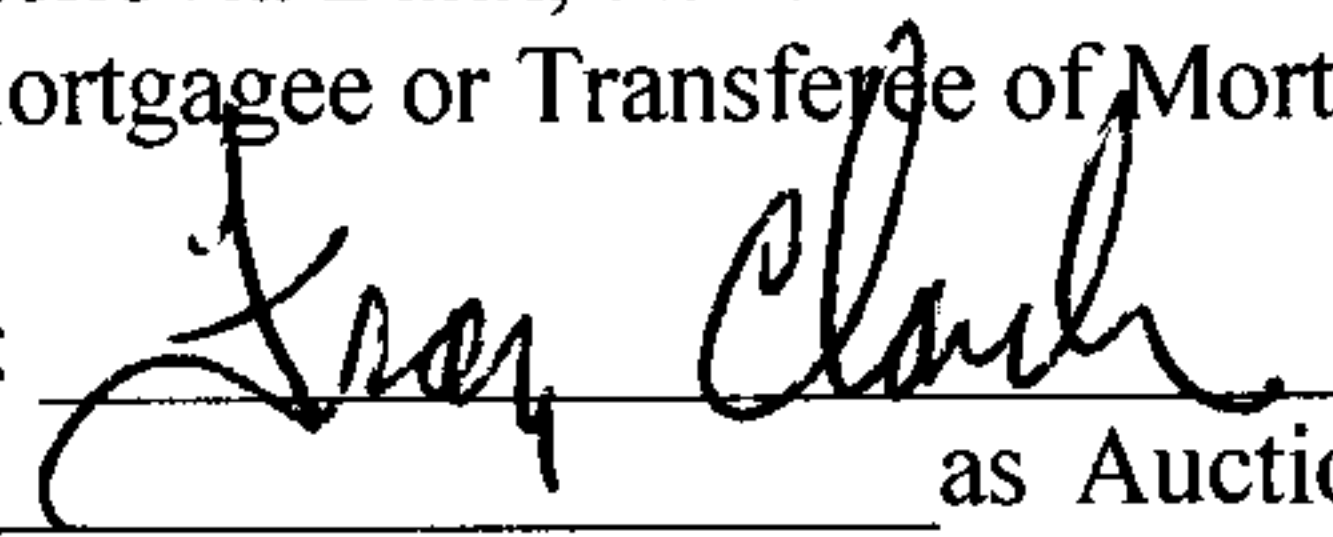
IN WITNESS WHEREOF, the said Steve Cox and Debra Cox aka Debra J Cox; joint tenant with right of survivorship married, Mortgagor(s) by the said Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A. have caused this instrument to be executed by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Fran Clark has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 27th day of January, 2011

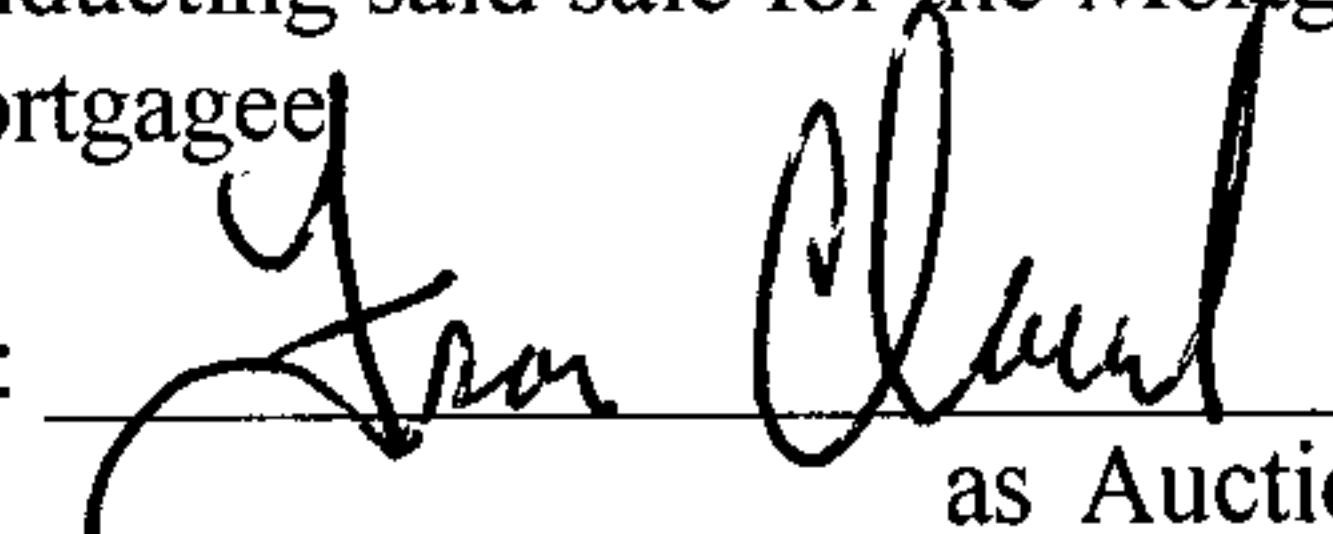
Steve Cox and Debra Cox aka Debra J Cox; joint tenant with right of survivorship married, Mortgagor(s)

Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A., Mortgagee or Transferee of Mortgagee

By:  as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Wells Fargo Bank N.A. successor by merger to Wachovia Bank, N.A., Mortgagee or Transferee of Mortgagee

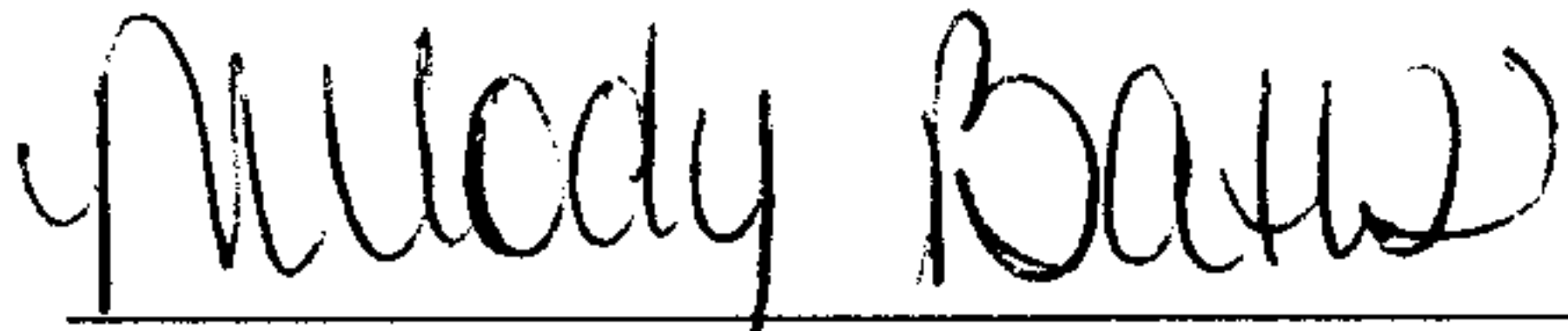
By:  as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By:  as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 27th day of January, 2011.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES 07-27-2011

Grantee Name / Send tax notice to:

ATTN:

Wachovia Bank, National Association

PO Box 3055

Winston-Salem, NC 27199



20110221000058430 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/21/2011 11:43:03 AM FILED/CERT