

SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328
CM #: 196967

STATE OF ALABAMA)
COUNTY OF SHELBY)


20110301000067850 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/01/2011 10:06:34 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of September, 2003, Don Thomas Gould and Terry S. Gould, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as 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 No. 20031001000662240, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., recorded in Instrument No. 20101130000401000, 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 November 24, 2010, December 1, 2010, and December 8, 2010; and

WHEREAS, on January 5, 2011, 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

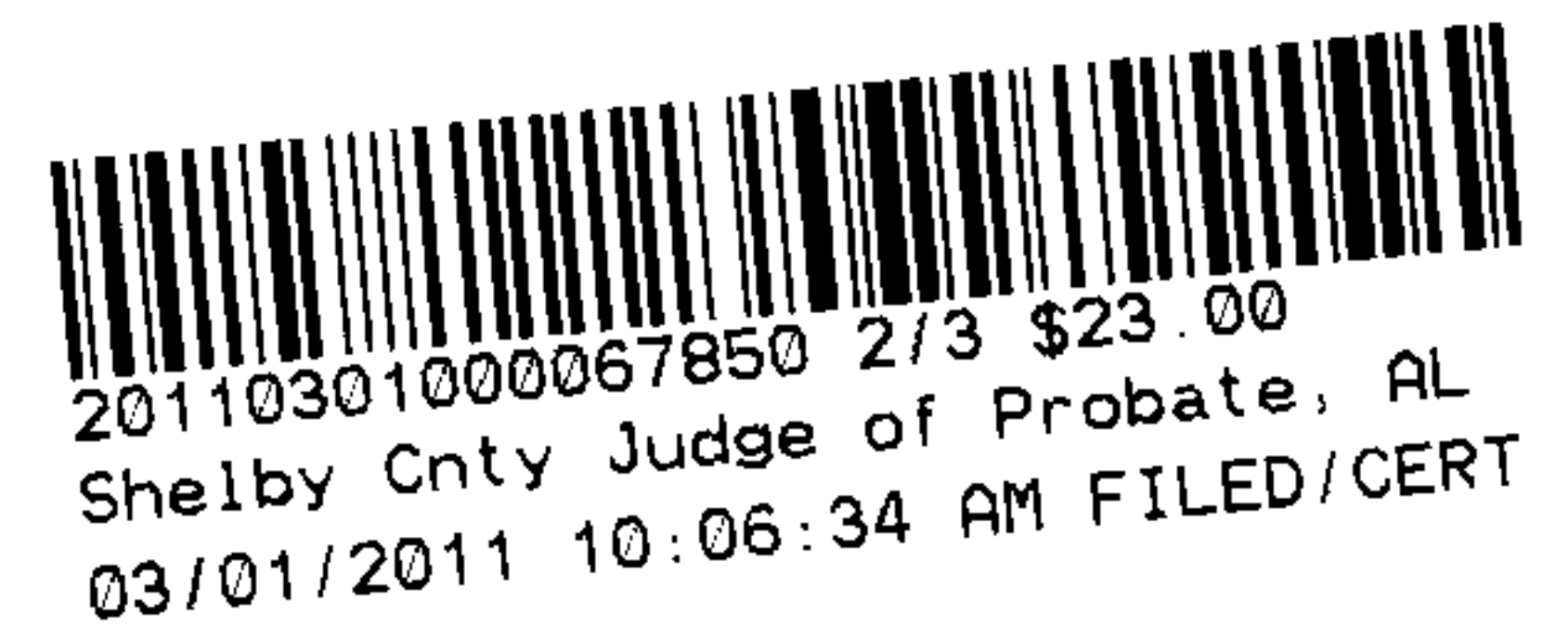
WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, N.A.; and

WHEREAS, Wells Fargo Bank, N.A., was the highest bidder and best bidder in the amount of Two Hundred Thirty-Seven Thousand Nine Hundred Fifty-One And 00/100 Dollars (\$237,951.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the North East quarter of the South East quarter of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at an open top pipe found at the South East corner of the North East quarter of the South East quarter of said Section 7; thence run North 90 degrees 00 minutes 00 seconds West along the South line of said 1/4-1/4 a distance of 173.86 to a rebar found and the Point of Beginning; thence continue North 90 degrees 00 minutes 00 seconds West along said South line a distance of 760.60 feet to a rebar found; thence run North 07 degrees 46 minutes 07 seconds West a distance of 1266.83 feet to a found iron pin on the Southerly right of way line of County Highway 61; thence run North 89 degrees 59 minutes 10 seconds East along said right of way line a distance of 65.36 feet to a point; thence along said right of way line with a curve to the left having an arc length of 180.14 feet, a radius of 858.77 feet, and a chord bearing and distance of North 83 degrees 58 minutes 36 seconds East for 179.81 feet to a 1/2 inch rebar set; thence run South 28 degrees 21 minutes 26 seconds East a distance of 1,447.81 feet to the point of beginning.

According to the survey of Rodney Y. Shiflett, dated September 18, 2003.



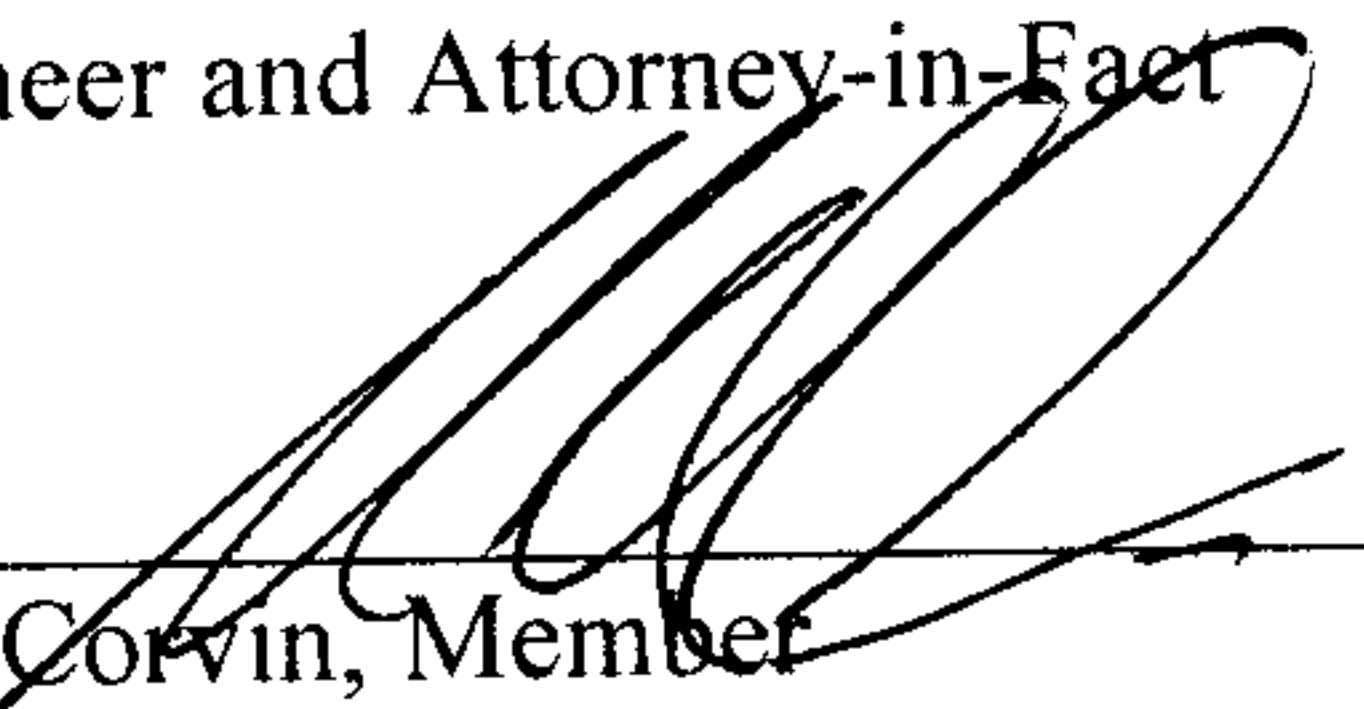
TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also 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, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 5, 2011

20110301000067850 3/3 \$23.00
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Wells Fargo Bank, N.A.

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

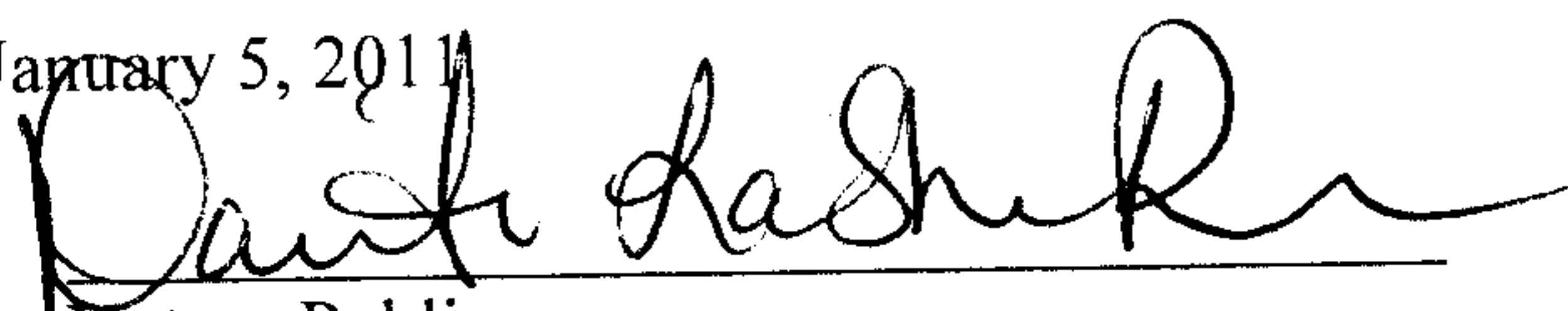
By: 
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, 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 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 January 5, 2011


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

