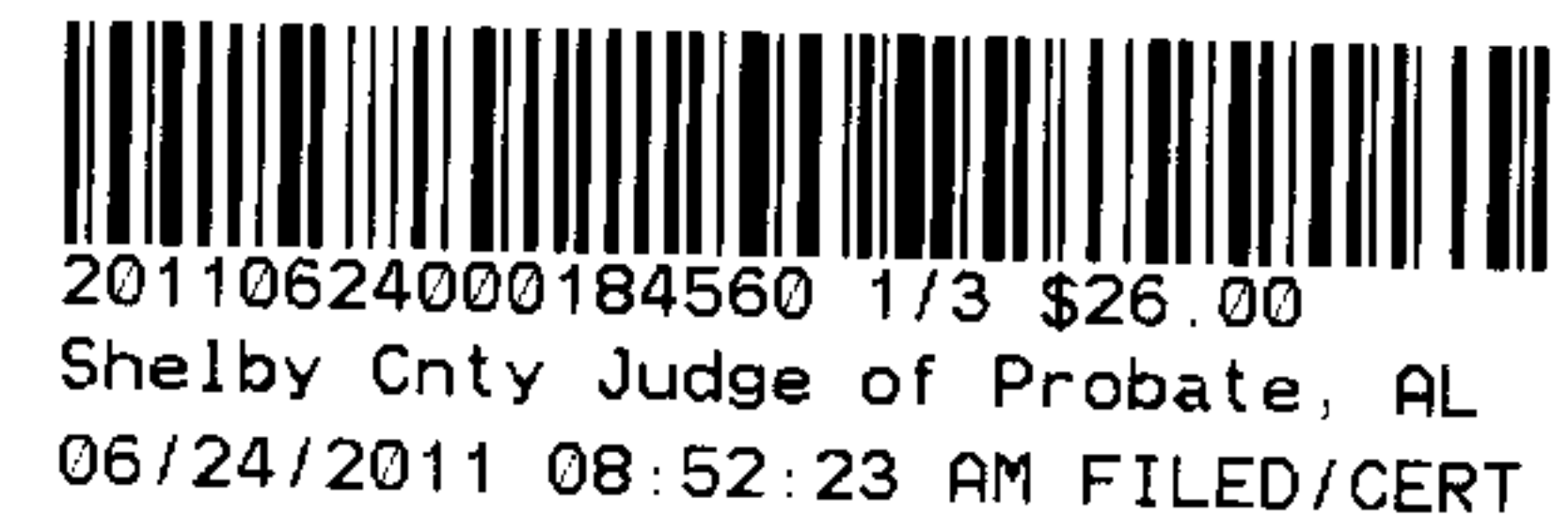


PREPARED BY:
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105 Tallapoosa Street, Suite 109
Montgomery, Alabama 36104
(877) 508-0741
File No. 0925900al

FILE NO.: 5016.0925900AL/K



Please cross-reference to Instrument No. 20070420000184270, and re-recorded in Instrument No. 20091211000456090, and re-recorded in Instrument No. 20100922000311150 and Instrument No. 20070424000188960, and re-recorded in Instrument No. 20091211000456100, and re-recorded in Instrument No. 20100922000311160

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, April 5, 2007, **Bao Q. Luu aka Bao Luu, unmarried, Mortgagor**, did execute a certain mortgage to **Wachovia Bank, National Association**, which said mortgage is recorded in Instrument No. 20070420000184270, and re-recorded in Instrument No. 20091211000456090, and re-recorded in Instrument No. 20100922000311150 the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, heretofore, on to-wit, April 5, 2007, **Bao Q. Luu aka Bao Luu, unmarried, Mortgagor**, did execute a certain mortgage to **Wachovia Bank, National Association**, which said mortgage is recorded in Instrument No. 20070424000188960, and re-recorded in Instrument No. 20091211000456100, and re-recorded in Instrument No. 20100922000311160 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 11/3, 11/10, 11/17 AND 12/15/2010; and

WHEREAS, on January 13, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:00 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 EIGHTEEN THOUSAND ONE HUNDRED THIRTY-SEVEN AND 00/100 DOLLARS (\$118,137.00)** 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.; 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 EIGHTEEN THOUSAND ONE HUNDRED THIRTY-SEVEN AND 00/100 DOLLARS (\$118,137.00), cash, on the indebtedness secured by said mortgage, the said Bao Q. Luu aka Bao Luu, unmarried, 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., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 28-A, ACCORDING TO THE SURVEY OF THE RESURVEY OF LOTS 25, 26, 27, 28, 29, 30, 31 AND 32 OF THE AMENDED MAP OF CHASE PLANTATION, AS RECORDED IN MAP BOOK 8 PAGE 117, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Wells Fargo 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 Bao Q. Luu aka Bao Luu, unmarried, 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 13th day of January, 2011

Bao Q. Luu aka Bao Luu, unmarried, Mortgagor

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



20110624000184560 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
06/24/2011 08:52:23 AM FILED/CERT

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 13th 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


20110624000184560 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
06/24/2011 08:52:23 AM FILED/CERT