


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

  
20110630000189930 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/30/2011 10:41:15 AM FILED/CERT

CM #: 217780

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of February, 2005, Yolanda King and Shaun L. King, wife and husband, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050316000119130, said mortgage having subsequently been transferred and assigned to DLJ Mortgage Capital, Inc., by instrument recorded in Instrument Number 20110518000148620, 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 DLJ Mortgage Capital, 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 June 1, 2011, June 8, 2011, and June 15, 2011; and


WHEREAS, on June 20, 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 DLJ Mortgage Capital, 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, 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 DLJ Mortgage Capital, Inc.; and

WHEREAS, DLJ Mortgage Capital, Inc., was the highest bidder and best bidder in the amount of One Hundred Forty-Four Thousand And 00/100 Dollars (\$144,000.00) on the indebtedness secured by said mortgage, the said DLJ Mortgage Capital, Inc., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto DLJ Mortgage Capital, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 288, according to the Survey of Forest lakes, Sector 4, as recorded in Map Book 33 at Page 25A, B, and C in the Office of the Judge of Proabate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto DLJ Mortgage Capital, Inc. 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.

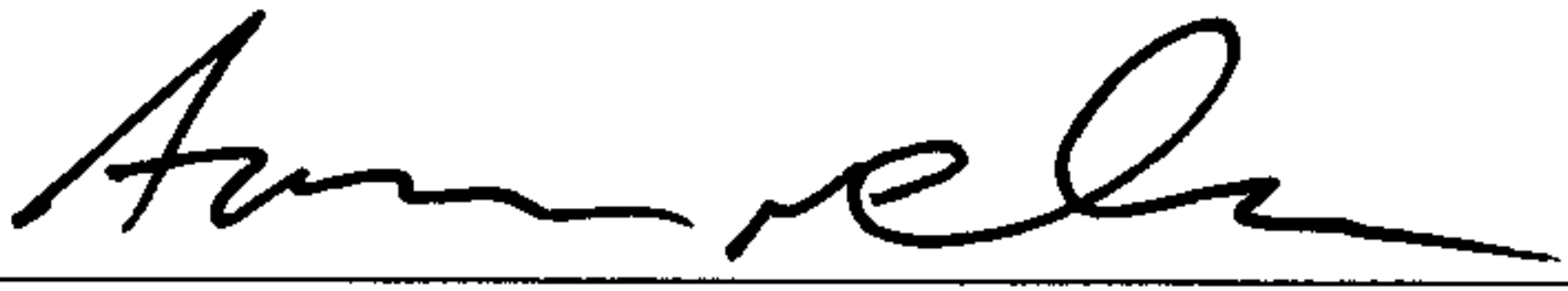
  
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IN WITNESS WHEREOF, DLJ Mortgage Capital, Inc., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.

DLJ Mortgage Capital, Inc.

By: AMN Consulting, LLC  
Its: Auctioneer

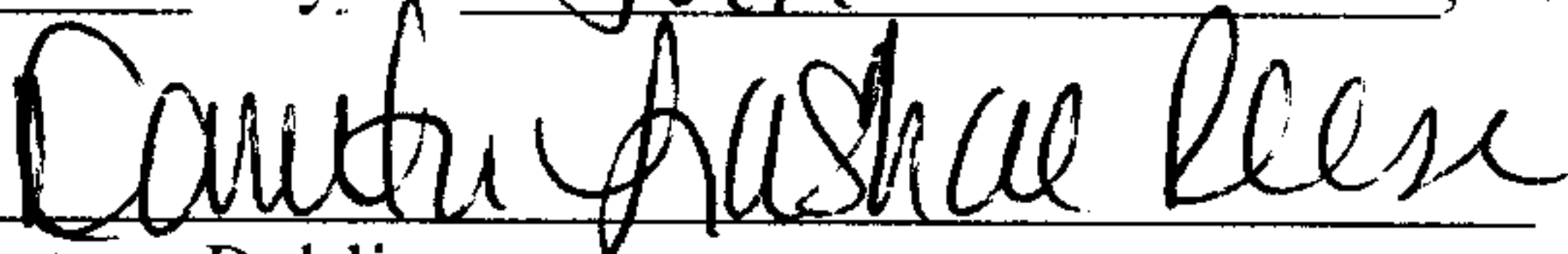
By:   
Aaron Nelson, Member

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 for DLJ Mortgage Capital, 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, 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 for said Transferee.


Given under my hand and official seal on this 28<sup>th</sup> day of June, 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

  
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