

PREPARED BY:
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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross-Reference to Instrument No. 20040824000474870

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 16, 2004, **Rodney L. Waire and Gloria Waire, husband and wife, Mortgagors**, did execute a certain mortgage to **First Franklin Financial Corp., subsidiary of National City Bank of Indiana**, which said mortgage is recorded in Instrument No. 20040824000474870, 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 ~~PNC Bank, National Association~~ as transferee, 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 02/16, 02/23, 03/02/2011; and

*First Franklin
Financial
Corp., a
Subsidiary
of National
City Bank
of Indiana*

WHEREAS, on March 10, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:35 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and PNC Bank, National Association 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 PNC Bank, National Association in the amount of **ONE HUNDRED FIVE THOUSAND ONE HUNDRED FIFTY-FIVE AND 18/100 DOLLARS (\$105,155.18)** which sum the said PNC Bank, National Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said PNC Bank, National Association; 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 FIVE THOUSAND ONE HUNDRED FIFTY-FIVE AND 18/100 DOLLARS (\$105,155.18), cash, on the indebtedness secured by said mortgage, the said Rodney L. Waire and Gloria Waire, husband and wife, acting by and through the said PNC Bank, National Association 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 PNC Bank, National Association, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 147, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B, & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto PNC Bank, National Association, 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.



20110725000214760 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/25/2011 09:47:02 AM FILED/CERT

IN WITNESS WHEREOF, the said Rodney L. Waire and Gloria Waire, husband and wife, Mortgagor(s) by the said PNC Bank, National Association 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 10th day of March, 2011

Rodney L. Waire and Gloria Waire, husband and wife,
Mortgagor(s)

PNC Bank, National Association, Mortgagee or
Transferee of Mortgagee

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


20110725000214760 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/25/2011 09:47:02 AM FILED/CERT

PNC Bank, National Association, Mortgagee or
Transferee of Mortgagee

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

By: Fran Clark
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 10th day of March, 2011.

Melody Bax
NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee Name / Send tax notice to:

ATTN:

Select Portfolio Servicing/FNFS

3815 S. West Temple
Salt Lake City, UT 84115