


SEND TAX NOTICE TO:
Select Portfolio Servicing, Inc.
3815 SW Temple
Salt Lake City, UT 84115


20110823000249150 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/23/2011 11:12:56 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of December, 2004, Jana C. Fuqua and David F. Fuqua, wife and husband, executed that certain mortgage on real property hereinafter described to First Franklin Financial Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20050106000008620; re recorded in Instrument No. 20050326000135530, said mortgage having subsequently been transferred and assigned to PNC Bank, National Association, by instrument recorded in Instrument No. 20110708000197890, 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 PNC Bank, National Association 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 July 13, 2011, July 20, 2011, and July 27, 2011; and


WHEREAS, on August 3, 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 PNC Bank, National Association 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 PNC Bank, National Association; and

WHEREAS, PNC Bank, National Association was the highest bidder and best bidder in the amount of Three Hundred Thirty Thousand Seven Hundred Eighty-Five And 31/100 Dollars (\$330,785.31) on the indebtedness secured by said mortgage, the said PNC Bank, National Association, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto PNC Bank, National Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Brook Highland, 1st sector, as recorded in map book 12, page 62, A&B, in the Probate office of Shelby County, Alabama.

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

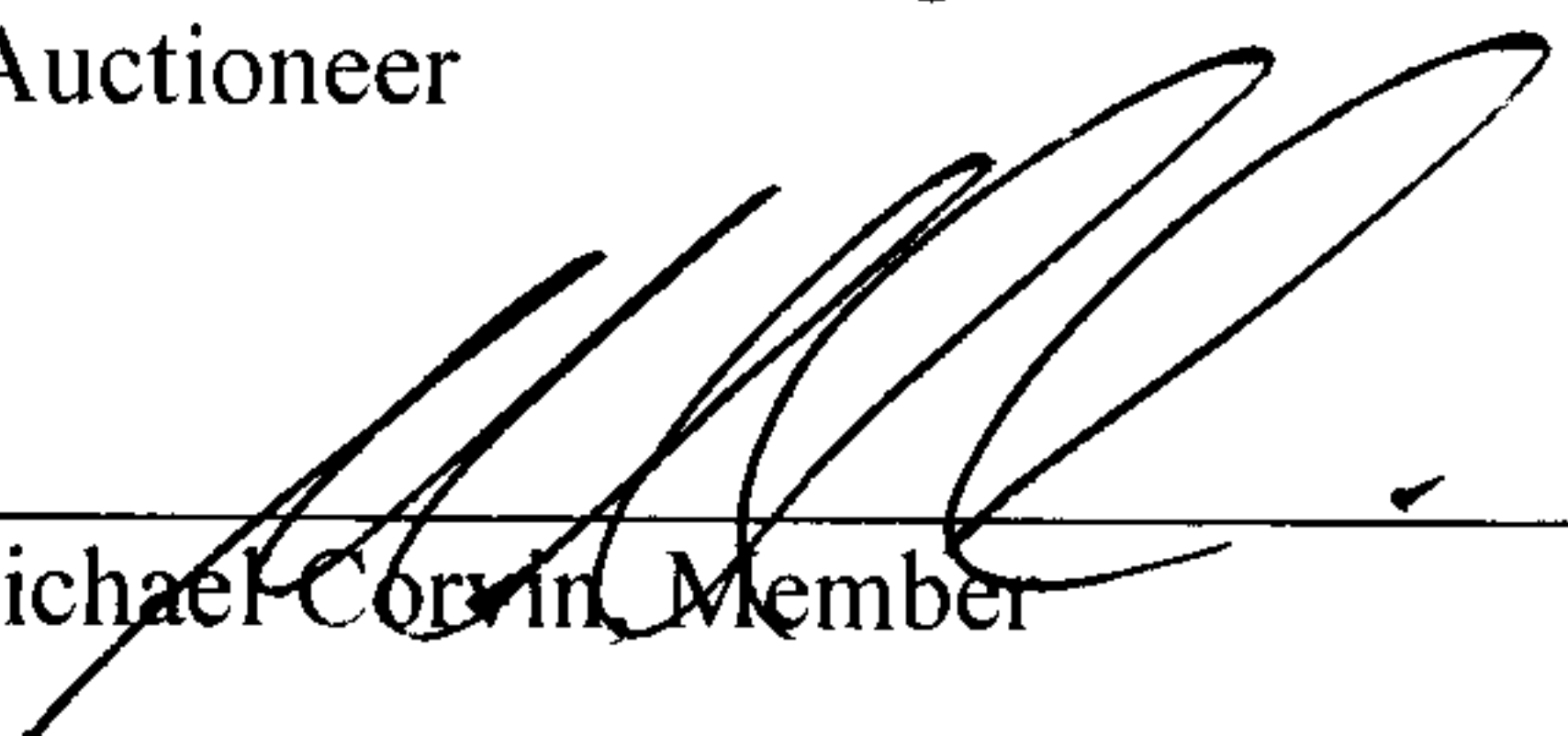

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IN WITNESS WHEREOF, PNC Bank, National Association, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee.

PNC Bank, National Association

By: Corvin Auctioneering, LLC
Its: Auctioneer

By: 
Michael Corvin, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)


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 for PNC Bank, National Association, 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 for said Transferee.

Given under my hand and official seal on this 4 day of Aug, 2011


Notary Public

My Commission Expires MY COMMISSION EXPIRES SEPTEMBER 11, 2012

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727


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