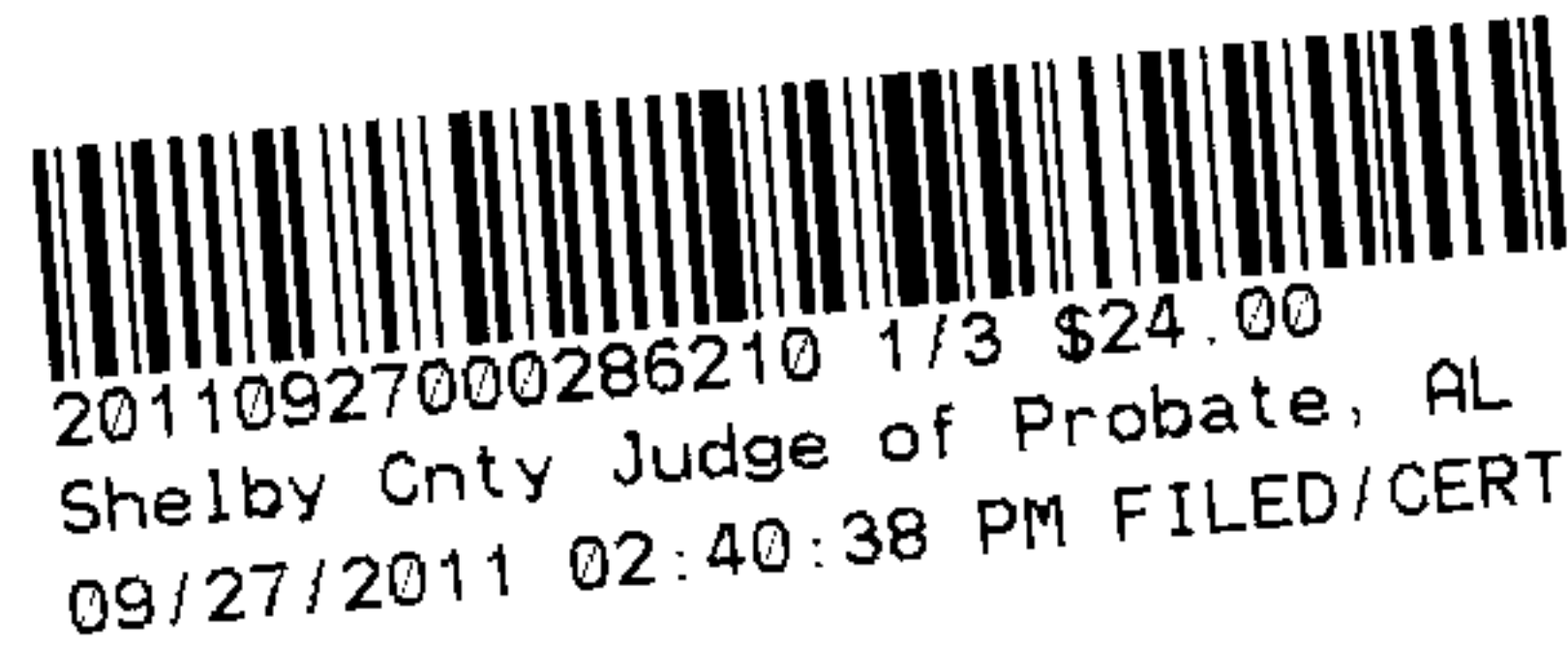


SEND TAX NOTICE TO:  
Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328



STATE OF ALABAMA            )  
  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of June, 2007, Mark Gilbert, a single man and Heather Lawley, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Wachovia Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070711000325680, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA, by instrument recorded in Instrument Number 20110711000200580, 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., successor by merger to Wachovia Bank, NA 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 August 31, 2011, September 7, 2011, and September 14, 2011; and

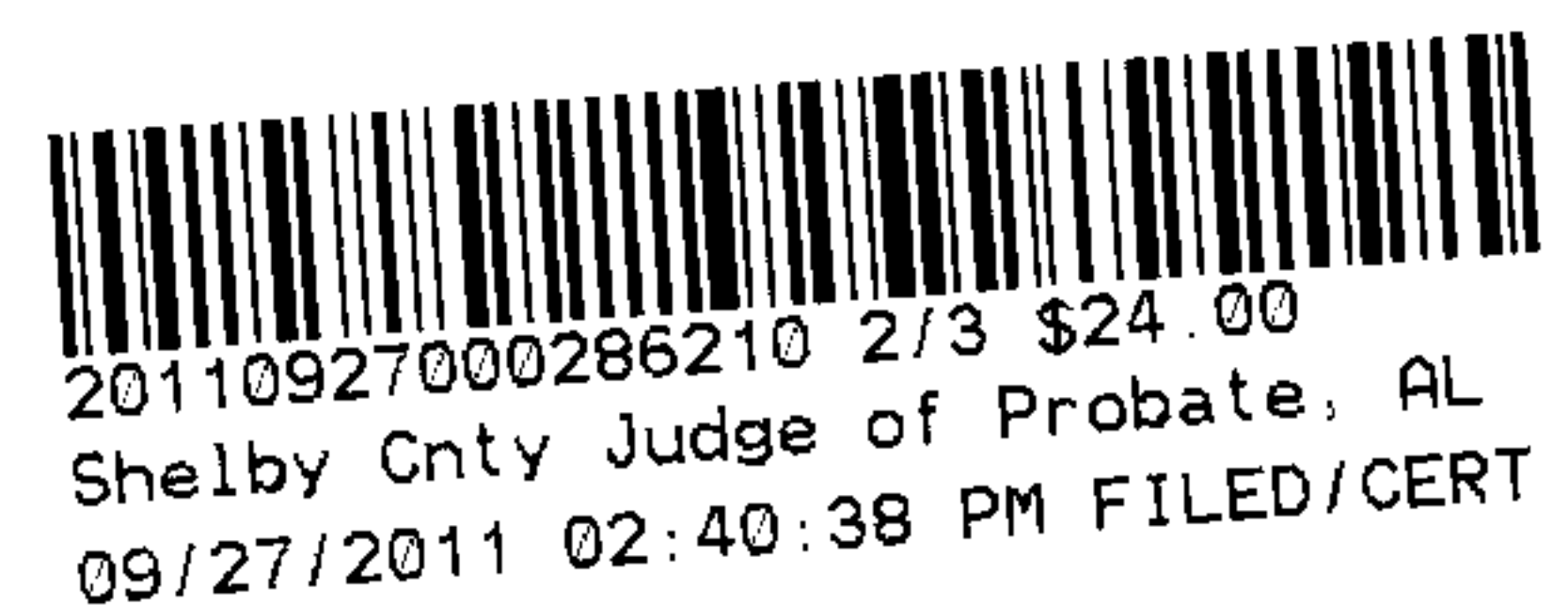
WHEREAS, on September 19, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA did offer for sale and sell at public outcry in 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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA; and

WHEREAS, Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA was the highest bidder and best bidder in the amount of Thirty Thousand Nine Hundred Sixty-Five And 00/100 Dollars (\$30,965.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA, 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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Canterbury Estates as recorded in  
Map Book 12 Page 96 in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA 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., successor by merger to Wachovia Bank, NA, 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, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer, has hereto set his/her hand and seal on this 26 day of Sept., 2011.

Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA

By: AMN Consulting, LLC  
Its: Auctioneer

By: Aaron Nelson  
Aaron Nelson, Member


STATE OF ALABAMA )

JEFFERSON COUNTY )

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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, NA, 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 26 day of Sept, 2011  
Danita Rashae Rees  
Notary Public  
My Commission Expires: SEPTEMBER 11, 2012

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

  
20110927000286210 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/27/2011 02:40:38 PM FILED/CERT

