

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



20120120000024260 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/20/2012 12:11:55 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of May, 1998, Scottie L. Higginbotham and wife, Carla M. Higginbotham, executed that certain mortgage on real property hereinafter described to Hilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1998-20982, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1, by instrument recorded in Instrument Number 20111215000378800, 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, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1 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 December 21, 2011, December 28, 2011, and January 4, 2012; and

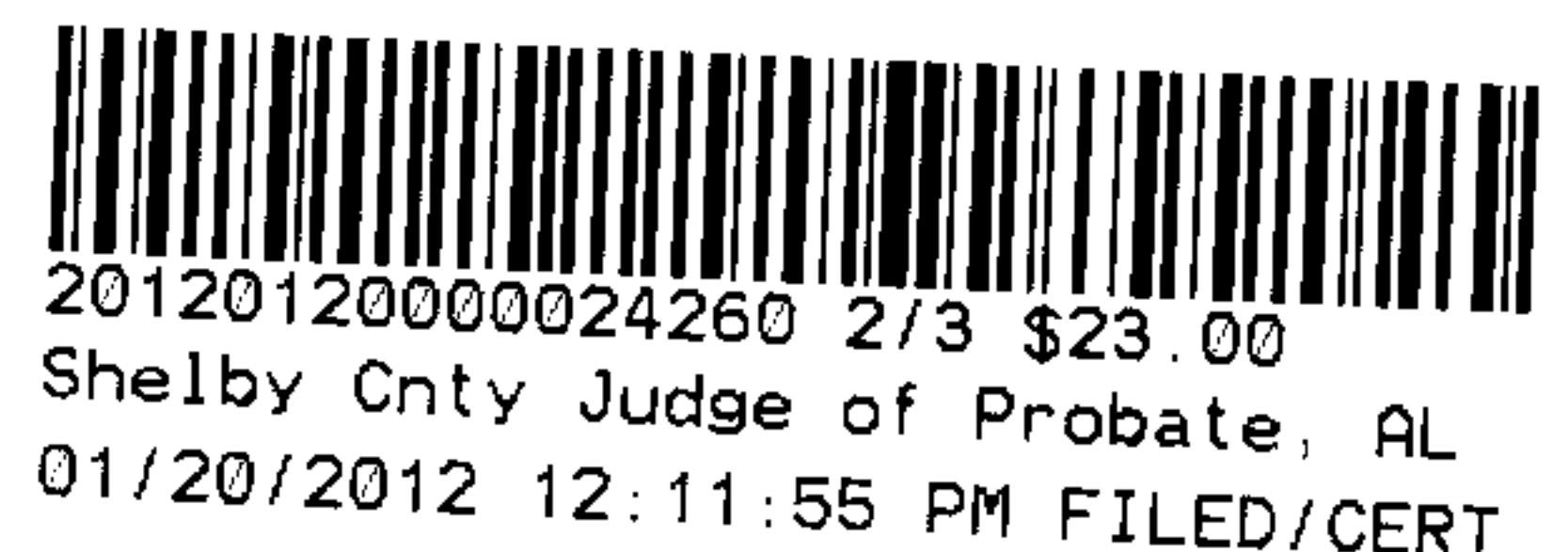
WHEREAS, on January 11, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1 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 Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1; and

WHEREAS, Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1 was the highest bidder and best bidder in the amount of One Hundred Fifty-Seven Thousand Two Hundred Fifty And 00/100 Dollars (\$157,250.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1, 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 Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1 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, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1, 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, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 18 day of JANUARY, 2012.

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Wells Fargo Bank, National Association f/k/a
Norwest Bank Minnesota, National Association as
Trustee for First Union Home Equity Loan Trust
1998-1 Home Equity Loan Asset-Backed
Certificates, Series 1998-1

By: Corvin Auctioneering, LLC
Its: Auctioneer

By: [Signature]
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 Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1, 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 18 day of JANUARY, 2012

[Signature]
Notary Public
My Commission EXPIRES SEPTEMBER 27, 2014

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

