


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

STATE OF ALABAMA)

SHELBY COUNTY)


20120120000024280 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
01/20/2012 12:11:57 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of December, 1999, Wesley R. Kennemore and wife, Linda M. Kennemore, executed that certain mortgage on real property hereinafter described to First Union Home Equity Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2000-00860, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A. 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 7, 2011, December 14, 2011, and December 21, 2011; and



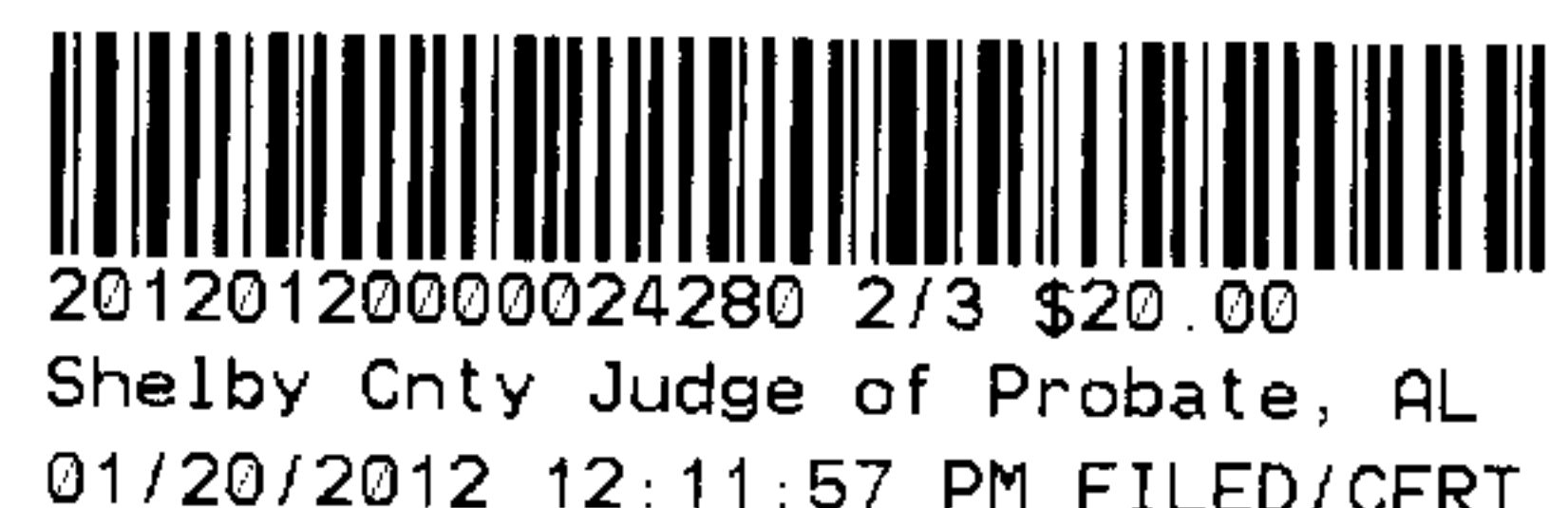
WHEREAS, on January 10, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A. 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 Auctioneering, 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 of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A.; and

WHEREAS, Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A. was the highest bidder and best bidder in the amount of One Hundred Thirty-Six Thousand Five Hundred Eight And 00/100 Dollars (\$136,508.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that parcel of land in City of Alabaster, Shelby County, State of Alabama, as more fully described in Deed Book 1997, Page 8934, Identification Number 58-13-8-34-1-005-071-00, being known and designated as Lot 71, Section 34, Township 20 South, Range 3 West, Navajo Hills, Ninth Sector, Filed in Plat Book 10, Page 84 A and B Recorded February 06, 1987.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A. 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 of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 18 day of Jan, 2012.



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Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
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 Auctioneering, LLC acting in its capacity as auctioneer for Wells Fargo Bank, N.A., successor by merger to Wachovia Bank of Delaware, N.A., successor by merger to First Union National Bank of Delaware successor by merger to First Union Home Equity Bank, N.A., 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 Mortgagee.

Given under my hand and official seal on this 18 day of Jan, 2012

[Signature]
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

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

