


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

STATE OF ALABAMA)

SHELBY COUNTY)


20120210000051170 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/10/2012 02:40:04 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of May, 2007, Chris L. Howell, Sr., and wife, Pam Howell, executed that certain mortgage on real property hereinafter described to Homeservices Lending, LLC series a dba Mortgage South, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20070529000249180, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in 20070529000249190, 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. 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 October 26, 2011, November 2, 2011, and November 9, 2011; and



WHEREAS, on January 30, 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. 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.; and

WHEREAS, Wells Fargo Bank, N.A. was the highest bidder and best bidder in the amount of One Hundred Forty-Two Thousand Six Hundred Fifty-Four And 96/100 Dollars (\$142,654.96) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel 1:


Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 22 South, Range 3 West, and run East along the North line of said 1/4-1/4 Section 840 feet; thence turn right and run South 425.48 feet; thence run East 114.54 feet to the point of beginning; thence continue along last described course 114.46 feet; thence turn right 76 degrees 01 minutes and run Southeast 587.32 feet; thence turn right 96 degrees 53 minutes and run Southwest 604.34 feet; thence turn right 110 degrees 38 minutes and run North 431.36 feet; thence turn left 96 degrees 34 minutes and run West 383.56 feet to a point of intersection with the East right of way line of a 40 -foot wide public road; thence North along said road 20 feet; thence turn right 96 degrees 34 minutes and run East 593.57 feet; thence turn left 90 degrees and run North 233.15 feet to the point of beginning.

Parcel 2:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 22 South, Range 3 West, and run East along the North line of said 1/4-1/4 Section 840 feet; thence turn right and run South 425.48 feet; thence run West along an existing fence line 72.59 feet; thence turn left 76 degrees 28 minutes and run South 231.87 feet to the point of beginning; thence turn right 83 degrees 26 minutes and run West 383.57 feet to a point on the East right of way line of a public road (Shelby County Highway 221); thence run left 85 degrees 26 minutes and run South along said road right of way 446.64 feet; thence turn left 97 degrees 11 minutes 30 seconds and run East 370.71 feet; thence turn left 80 degrees 48 minutes 30 seconds and run North 431.36 feet to the point of beginning.

Less and Except

Parcel 3:


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Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 22 South, Range 3 West, and run East along the North line of said 1/4-1/4 Section 840 feet; thence turn right and run South 425.48 feet to the point of beginning; thence turn right and run West along an existing fence line 72.59 feet; thence turn left 76 degrees 28 minutes and run South 211.87 feet; thence turn left 96 degrees 34 minutes and run East 210 feet; thence turn left 90 degrees and run North 233.15 feet; thence turn left 96 degrees 39 minutes and run West 114.54 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Wells Fargo 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., 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 Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 6 day of FEB, 2012.

Wells Fargo 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., 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 6th day of February, 2012

[Signature]
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES MAY 30, 2014

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



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