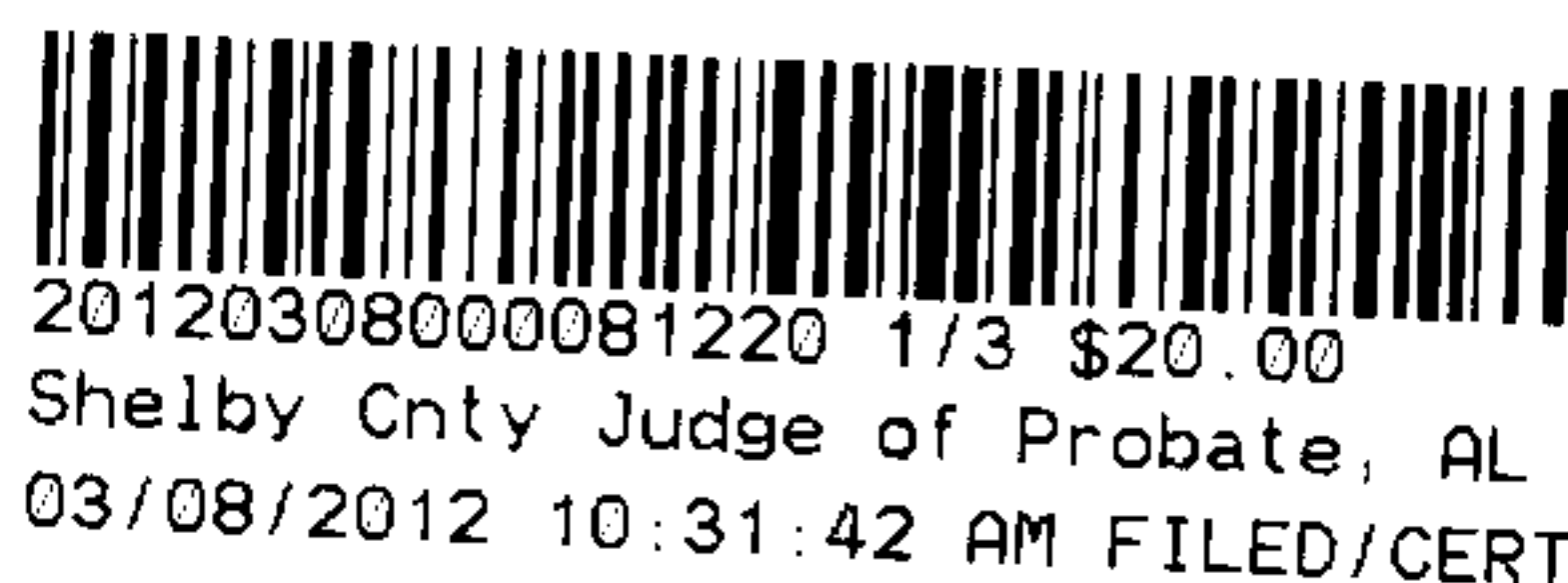


SEND TAX NOTICE TO:
Wells Fargo Bank, NA successor by merger to
Wachovia Bank, NA
4101 Wiseman Blvd
Building 205
San Antonio, TX 75251



STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of December, 2007, Phillip Romei, a married man and Susan Shelton Romei, his wife, executed that certain mortgage on real property hereinafter described to World Savings Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20080107000008240, 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., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB 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 14, 2011, December 21, 2011, and December 28, 2011; and

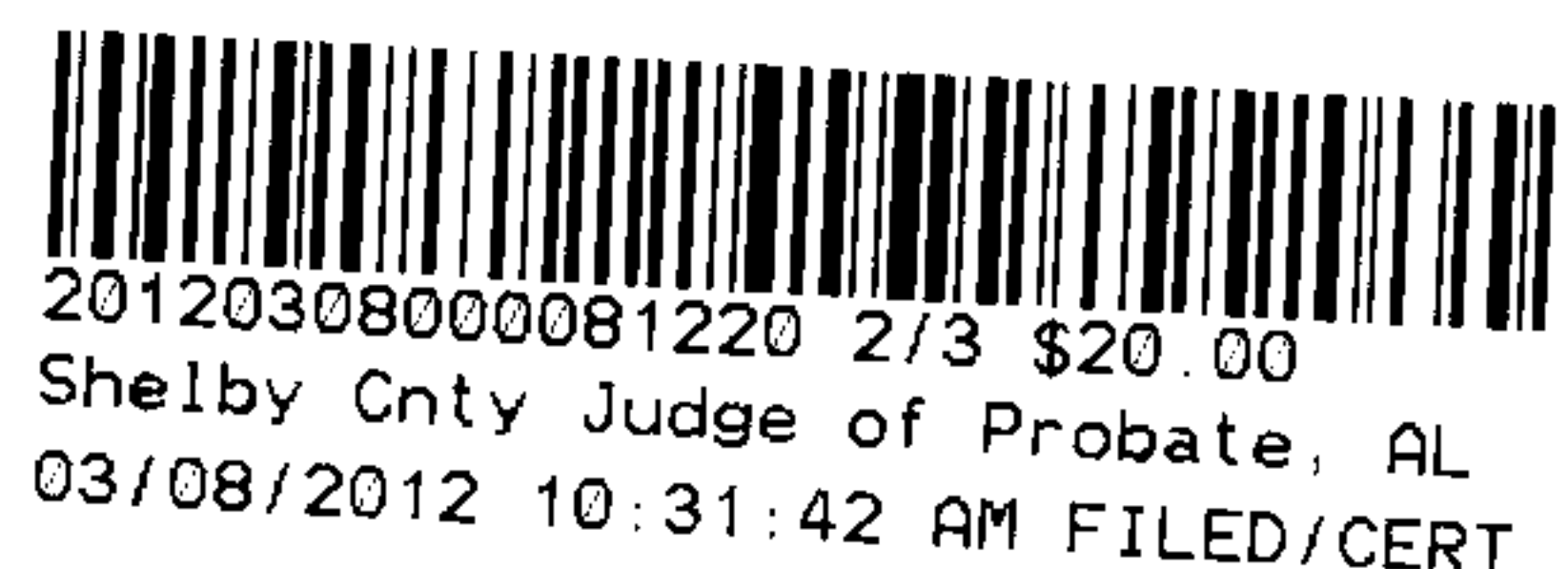
WHEREAS, on February 29, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB 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, N.A., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB; and

WHEREAS, Wells Fargo Bank, N.A., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB was the highest bidder and best bidder in the amount of Two Hundred Seventy-Six Thousand Three Hundred Forty-Seven And 00/100 Dollars (\$276,347.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 218, according to the Survey of Brook Highland 6th Sector 4th Phase, as recorded in Map Book 15, Page 106, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB 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., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB, 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 Mortgagee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 1 day of MARCH, 2012.



20120308000081220 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/08/2012 10:31:42 AM FILED/CERT

Wells Fargo Bank, N.A., s/b/m Wells Fargo
Bank Southwest, N.A., f/k/a Wachovia
Mortgage FSB, f/k/a World Savings Bank FSB

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, N.A., s/b/m Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank FSB, 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 Mortgagee.

Given under my hand and official seal on this 1st day of March, 2012

[Signature]
Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES JANUARY 23, 2016

