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

20120424000140210 1/3 \$22.00 Shelby Cnty Judge of Probate, AL 04/24/2012 09:59:52 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of April, 2008, Charles Thomas Barnhill, Sr. and wife, and Denise Barnhill, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Network Funding, L.P., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080502000181000, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20110721000212290, 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 <u>Shelby County Reporter</u>, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 24, 2011, August 31, 2011, and September 7, 2011; and

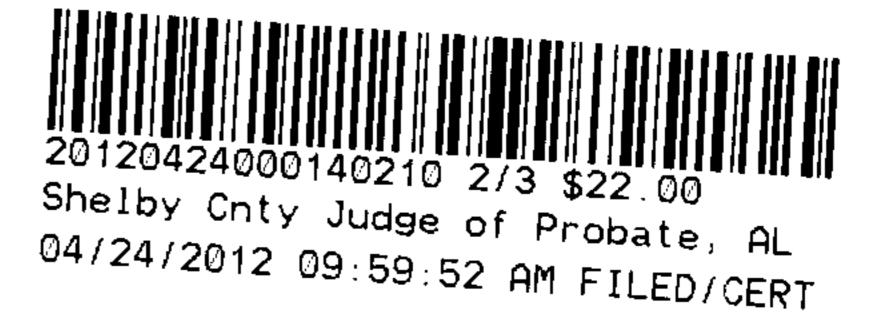
WHEREAS, on April 11, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Wells Fargo Bank, N.A. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner 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-Eight Thousand Nine Hundred Two And 20/100 Dollars (\$148,902.20) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Aaron Warner 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:

Lot 32, Block 5, according to the Survey of Bermuda Hills, Second Sector, 3rd Addition, as recorded in Map Book 9, Page 46, in the Probate Office of Shelby County, Alabama.

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 WHER	EOF, Wells Fargo Ba	nk, N.A., has caused this instrument to be executed by
and through Aaron Warner,	as auctioneer condu	cting said sale for said Transferee, and said Aaron
Warner, as said auctioneer And 1, 2		sis/her hand and seal on this/8 day of
		Wells Fargo Bank, N.A.
		By: Aaron Warner, Auctioneer Its: Auctioneer By: Aaron Warner, Auctioneer Aaron Warner, Auctioneer
STATE OF ALABAMA)	
JEFFERSON COUNTY)	
Warner, acting in its capacit conveyance, and who is know contents of the conveyance, h on the day the same bears date said Transferee.	y as auctioneer for you to me, acknowledge, as such auctioneer e for and as the act of	For said County, in said State, hereby certify that Aaron Wells Fargo Bank, N.A., is signed to the foregoing ged before me on this date, that being informed of the and with full authority, executed the same voluntarily said Transferee acting in its capacity as auctioneer for his
This instrument prepared by:		1715 COMMINICONOMI LINDING.

Ginny Rutledge SIROTE & PERMUTT, P.C. P. O. Box 55727 Birmingham, Alabama 35255-5727

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MY COMMISSION EXPIRES MAY 27, 2015





