


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby


20120507000159120 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/07/2012 10:47:40 AM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That Stephen R. Burton and Quana Lynn Burton, husband and wife, did, on to-wit, November 17th, 2005, execute a mortgage First Franklin a Division of Nat. City Bank of IN, which mortgage is recorded in Instrument No. 20051205000627920, in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 by instrument recorded in Instrument No. 20120409000120240 of said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of April 4, 2012, April 11, 2012 and April 18, 2012; and

WHEREAS, on April 26th, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 in the amount of NINETY-SIX THOUSAND, THREE HUNDRED and 00/100ths (\$96,300.00) DOLLARS, which sum the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of NINETY-SIX THOUSAND, THREE HUNDRED and 00/100ths (\$96,300.00) DOLLARS, on the indebtedness secured by said mortgage, the said Stephen R. Burton and Quana Lynn Burton, acting by and through the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 by Melvin Cowan, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 by Melvin Cowan as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melvin Cowan as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above-described property unto the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED CERTIFICATES, SERIES FFH1 forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-BACKED



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CERTIFICATES, SERIES FFH1 has caused this instrument to be executed by Melvin Cowan as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Melvin Cowan has executed this instrument in his/her capacity as such auctioneer on this the 26th day of April, 2012.

Stephen R. Burton and Quana Lynn Burton
Mortgagors

By: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-
BACKED CERTIFICATES, SERIES FFH1
Mortgagee or Transferee of Mortgagee

By: Melvin R. Cowan
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFH1, ASSET-
BACKED CERTIFICATES, SERIES FFH1
Mortgagee or Transferee of Mortgagee

By: Melvin R. Cowan
As Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

Melvin R. Cowan
As Auctioneer and the person conducting said sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Cullman

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Melvin Cowan, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2012.

Melody Bates
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/13

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
7105 Corporate Dr.
Plano, TX 75024