


Send Tax Notice To:
Wells Fargo Bank, N.A.
c/o Wells Fargo Bank, N. A.
2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

When Recorded Return to:
John J. Keeling, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20120523000183310 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
05/23/2012 12:57:21 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 23rd day of December, 2010, Sarah E. Pickett, a married person,, executed that certain mortgage on real property hereinafter described to Signature Home Mortgage, LLC., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20101229000436210, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A. ("Transferee"), by instrument executed on December 23, 2010 and recorded on December 29, 2010 as Instrument Number 20101229000436220, in the aforesaid Probate Office; 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 the 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 February 29, 2012, March 7, 2012, March 14, 2012, April 18, 2012; and

WHEREAS, on May 9, 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, John J. Keeling was the attorney and the person conducting the sale for 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 Seventy Thousand Eighteen and 82/100 Dollars (\$170,018.82) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through John J. Keeling as attorney for said Transferee, does hereby 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:


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Units 802, Building 8, in The Lofts at Edenton, condominium as established by that certain Declaration of Condominium, which is recorded in Instrument 20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument 20100330000095330, and the Second Amendment to the Declaration as recorded in Instrument 20100423000123550, and the Third Amendment to the Declaration as recorded in Instrument 20100616000191940, Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, and any amendments thereto, to which Declaration & Condominium a plan is attached as Exhibit "D" thereto, and as recorded in the Condominium Plat of The Lofts at Edenton, a condominium, in Map Book 41, page 110, and on the 1st Amended Plat of The Lofts at Edenton, a condominium in Map Book 41, Page 116, and on the 2nd Amended Plat of The Lofts at Edenton, a condominium in Map Book 41, Page 121, and on the 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and on the 4th Amended Plat of the Lofts at Edenton, a condominium in Map Book 42 Page 22, and any future amendments thereto, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc as recorded in Instrument 20100115000015270, in the Office of the Judge of Probate of Shelby County, Alabama, aid to which said Declaration of Condominium the By-Laws of The Lofts at Edenton Condominium Association Inc, are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Second Amendment to Declaration of Condominium set out in Exhibit "B".

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 part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A. has caused this indenture to be executed by and through John J. Keeling, as attorney for said Transferee, and said John J. Keeling, as attorney for said Transferee, has hereto set his/her hand and seal on this the 22nd day of May, 2012.

Wells Fargo Bank, N.A.


By:


John J. Keeling, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John J. Keeling whose name as Attorney for Wells Fargo Bank, N.A., 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 as such Attorney for Wells Fargo Bank, N.A. and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 22 day of May, 2012


NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires BORN MY COMMISSION EXPIRES: Oct 26, 2015
PUBLIC UNDERWRITERS

This instrument prepared by:

John J. Keeling, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209


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