


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240


20120529000187820 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/29/2012 08:20:05 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of January, 2008, Myra Cervantes a/k/a Myra Martin Morris and Edgar Cervantes, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Renasant Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080208000054100, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument Number 20120314000089180, 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 April 18, 2012, April 25, 2012, and May 2, 2012; and

WHEREAS, on May 16, 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, 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.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Two Hundred Fifty-Four Thousand One Hundred Thirty-Seven And 00/100 Dollars (\$254,137.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama and run thence South 00 degrees 00 minutes 00 seconds East along the West line of said 1/4-1/4 Section a distance of 345.51 feet to a set rebar corner and the Point of Beginning of the property being described; thence continue South 00 degrees 00 minutes 00 seconds East a distance of 318.28 feet to a set rebar corner; thence run South 89 degrees 07 minutes 07 seconds East a distance of 1,089.34 feet to a set rebar corner of the West margin of Shelby County Road Number 301 in a curve to the left having a central angle of 31 degrees 11 minutes 27 seconds and a radius of 402.47 feet; thence run Northerly along the West margin of said road and the arc of said curve an arc distance of 219.06 feet to the P.T. of said curve; thence run North 14 degrees 16 minutes 55 seconds West along said margin of said road a tangent distance of 80.14 feet to the P.C. of a curve to the left having a central angle of 01 degrees 38 minutes 51 seconds and a radius of 886.48 feet; thence run Northwesterly along said margin of said road an arc distance of 25.49 feet to a set rebar corner; thence run North 89 degrees 07 minutes 07 seconds West a distance of 1,067.89 feet to the Point of beginning. According to survey of Joseph E. Conn, Jr., RLS Number 9049, dated March 28, 2001.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association 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



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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 Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 23 day of May, 2012.

Wells Fargo Bank, N.A.

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., 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 Transferee.

Given under my hand and official seal on this 23 day of May, 2012

[Signature]
Notary Public

My Commission Expires: **MY COMMISSION EXPIRES MARCH 28, 2015**

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



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