

SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328



20120621000219510 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/21/2012 03:44:54 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of April, 2008, William David Morris, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20080415000153020, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A. by instrument recorded in Instrument Number 20110224000063950, 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 May 16, 2012, May 23, 2012, and May 30, 2012; and

WHEREAS, on June 13, 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

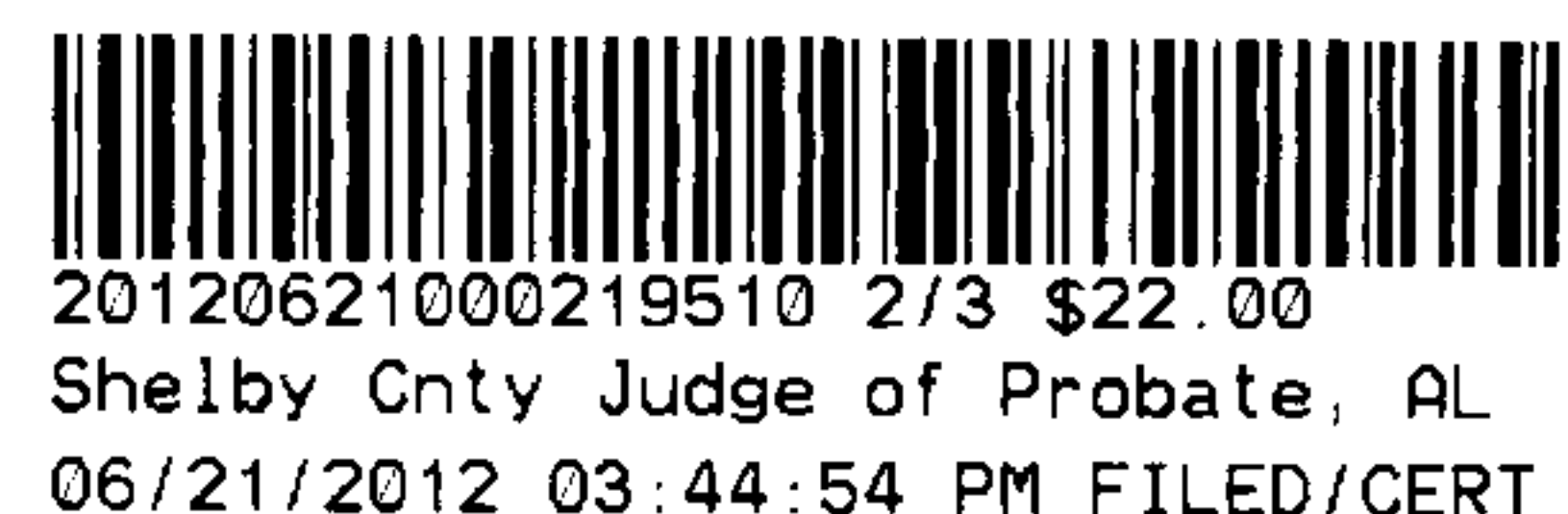
WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Two Hundred Fifty Thousand And 00/100 Dollars (\$250,000.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 25; thence South 05 degrees 27 minutes 34 seconds East along the East line of said 1/4-1/4 line a distance of 346.35 feet (meas) 319.71 feet (deed); thence North 86 degrees 03 minutes 45 seconds West a distance of 332.86 feet to the point of beginning; thence continue along last described course a distance of 208.0 feet; thence South 03 degrees 56 minutes 15 seconds West a distance of 208.0 feet; thence South 86 degrees 03 minutes 45 seconds East a distance of 208.00 feet; thence North 03 degrees 56 minutes 15 seconds East a distance of 210.0 feet to the point of beginning. This being one and the same property described and conveyed in that certain deed filed in Volume 2002, Page 07424.

Also: An ingress/egress easement being more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 05 degrees 27 minutes 34 seconds East along the East line of said 1/4-1/4 line a distance of 346.35 feet (meas) 319.71 feet (deed); thence North 86 degrees 03 minutes 45 seconds West a distance of 540.86 feet; thence South 03 degrees 56 minutes 15 seconds West a distance of 135.0 feet to a point; said point being the centerline of a 20 foot wide ingress/egress easement and the point of beginning; thence North 86 degrees 11 minutes 30 seconds West along said centerline a distance of 112.60 feet; thence North 40 degrees 41 minutes 11 seconds West along said centerline a distance of 48.95 feet; thence North 75 degrees 56 minutes 12 seconds West along said centerline a distance of 52.82 feet; thence North 82 degrees 18 minutes 27 seconds West along said centerline a distance of 78.87 feet; thence North 87 degrees 32 minutes 40 seconds West along said centerline a distance of 77.36 feet; thence South 72 degrees 51 minutes 56 seconds West along said centerline a distance of 43.27 feet; thence South 86 degrees 24 minutes 59 seconds East along said centerline a distance of 30.00 feet; thence South 47 degrees 15 minutes 56 seconds West along said centerline a distance of 75.63 feet to a point; said point being the end of 20 feet ingress/egress easement.

Also: A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the Northwest corner of Lot 1, Partridge Family Subdivision, as recorded in Map Book 24, Page 56, said point being the point of beginning; thence North 86 degrees 03 minutes 45 seconds West, a distance of 55.00 feet; thence South 03 degrees 56 minutes 15 seconds West, a distance of 135.12 feet; thence South 88 degrees 11 minutes 30 seconds East, a distance of 55.00 feet; thence North 03 degrees 56 minutes 15 seconds East, a distance of 135.00 feet.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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., 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 14 day of June, 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 14 day of June, 2012

[Signature]
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 27, 2015

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


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