


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

  
20120629000229350 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/29/2012 11:59:29 AM FILED/CERT

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of April, 2009, Laura Culpepper, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Platinum Mortgage, Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20090508000174930, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Instrument No. 20120314000089160, 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 25, 2012, May 2, 2012, and May 9, 2012; and


WHEREAS, on June 19, 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, Justin Bowden 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 Six Thousand Five Hundred Sixty-Six And 03/100 Dollars (\$106,566.03) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Justin Bowden 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 2, according to the survey of Hobler Family Subdivision, as recorded in Map Book 19, Page 001, in the Probate Office of Shelby County, Alabama. Together with a non-exclusive easement for ingress and egress over and across the 20-foot easement for ingress and egress across Lot 1, according to the survey of Hobler's Family Subdivision, as recorded in Map Book 19, Page 001, in said Probate Office.

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.

  
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IN WITNESS WHEREOF, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Justin Bowden, as auctioneer conducting said sale for said Transferee, and said Justin Bowden, as said auctioneer, has hereto set his/her hand and seal on this 21 day of June, 2012.

Wells Fargo Bank, N.A.

By: 

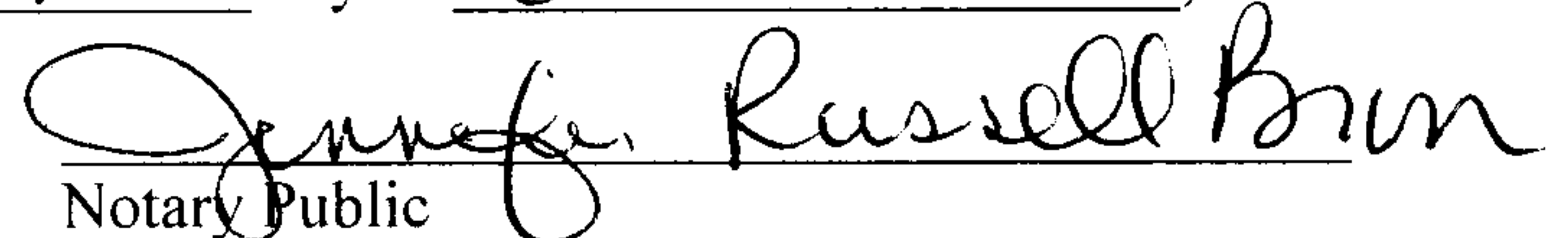
Justin Bowden, Auctioneer

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Bowden, acting in his/her 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/she, as such auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 21<sup>st</sup> day of June, 2012

  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES MAY 30, 2014

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



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