

**Send Tax Notice To:**  
Wells Fargo Bank, NA  
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 20<sup>th</sup> Street South, Suite 210  
Birmingham, AL 35209

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 8th day of March, 2006, John P Sheehan and Ashley N Sheehan, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Professionals, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20060310000114740, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, NA ("Transferee"), by instrument executed on March 8, 2006 and recorded on March 10, 2006 as Instrument Number 20060310000114750, 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, NA 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 June 6, 2012, June 13, 2012, June 20, 2012; and

WHEREAS, on July 12, 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, NA 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, NA; and

WHEREAS, Wells Fargo Bank, NA, was the highest bidder and best bidder in the amount of One Hundred Seventeen Thousand Two Hundred Twenty-One and 33/100 Dollars (\$117,221.33) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, NA, by and through John J. Keeling as attorney for said Transferee, does hereby convey unto Wells Fargo Bank, NA all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 13-A, according to a resurvey of Lots 12, 13 and 14 of Nottingham Townhomes, as recorded in Map Book 34, Page 123, in the Probate Office of Shelby County, Alabama.

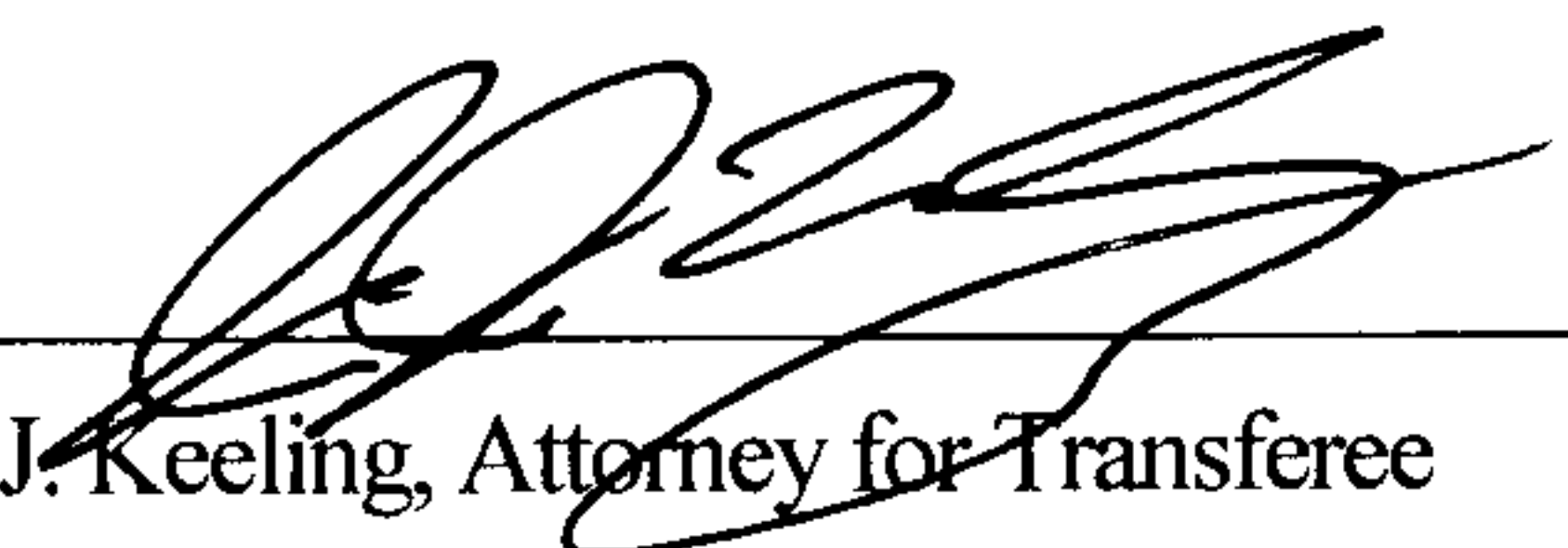
TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, NA its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the entitled to redeem as provided by the laws in the State of Alabama; and also subject to 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, NA 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 25<sup>th</sup> day of July, 2012.

Wells Fargo Bank, NA

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, NA., 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, NA 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 25 day of July, 2012.

  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: June 15, 2016**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

This instrument prepared by:

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