

Send Tax Notice To:

HSBC Bank USA, National Association as Trustee for Wells Fargo Asset
Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12
c/o Wells Fargo Bank, N. A.
2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

When Recorded Return to:

David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th 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 29th day of June, 2006, William T Scruggs Jr and Deborah Scruggs, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20060713000337010, said mortgage having subsequently been transferred and assigned to HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12 ("Transferee"), by instrument executed on September 2, 2011 and recorded on September 8, 2011 as Instrument Number 20110908000265980, 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



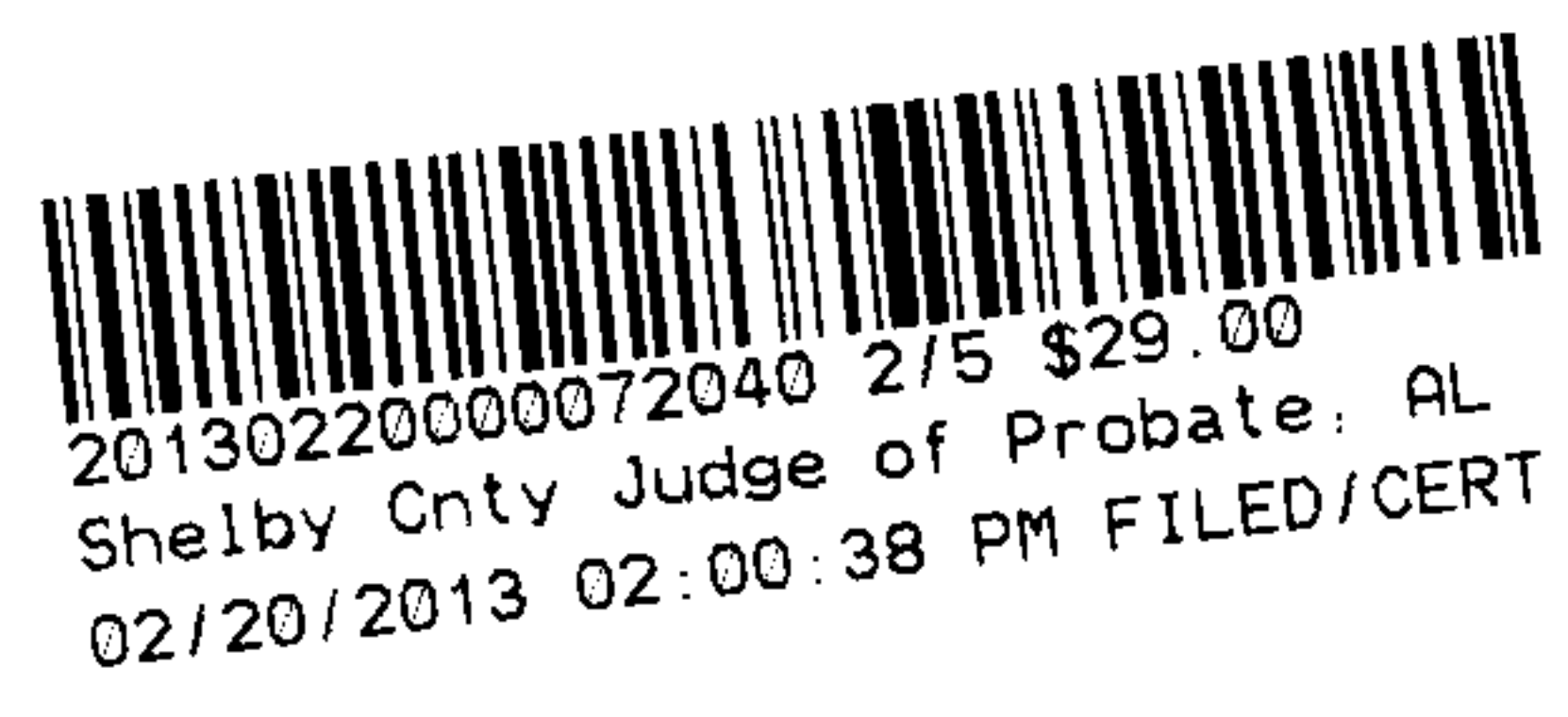
title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12 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 October 10, 2012, October 17, 2012, October 24, 2012, December 19, 2012, January 30, 2013; and

WHEREAS, on February 19, 2013, 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 HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12 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, David M. Sigler was the auctioneer and the person conducting the sale for said HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12; and

WHEREAS, HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12, was the highest bidder and best bidder in the amount of Six Hundred Thirty-Five Thousand and 00/100 Dollars (\$635,000.00) on the indebtedness secured by said mortgage, the said HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12, by and through David Sigler as attorney for said Transferee, does hereby convey unto HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through



Certificates Series 2006-12 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 324-A, as shown on a plat entitled "A resurvey of Lot 216 and Common Area Greystone Legacy 2nd Sector and Lot 324 Greystone Legacy 3rd Sector," as recorded in Map Book 31, Page 55, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12 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, HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12 has caused this indenture to be executed by and through David Sigler as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 20th day of February, 2013.

HSBC Bank USA, National Association as Trustee for
Wells Fargo Asset Securities Corporation, Mortgage
Pass-Through Certificates Series 2006-12

By:


David Sigler, 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 David Sigler whose name as Attorney for HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12., 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 HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-12 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 20 day of February, 2013.

Jaclyn Lee Collier

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:

David Sigler, Esq.

Morris|Hardwick|Schneider, LLC

2718 20th Street South, Suite 210

Birmingham, AL 35209

20130220000072040 4/5 \$29.00
Shelby Cnty Judge of Probate, AL
02/20/2013 02:00:38 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name HSC Bank US, et
Mailing Address 2324 Overland Ave
Billing, MT 59102

Grantee's Name HSC Bank US, et
Mailing Address 2324 Overland Ave
Billing, MT 59102

Property Address 405 McCormick Way
Birmingham, AL
35242

Date of Sale 2/19/13
Total Purchase Price \$ \$1675,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130220000072040 5/5 \$29.00
Shelby Cnty Judge of Probate, AL
02/20/2013 02:00:38 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/20/13

Print David Saylor

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1