


THIS INSTRUMENT WAS PREPARED BY:

Phillip Jauregui, Esq. 
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

WELLS FARGO BANK, N.A., as
Trustee for the POOLING AND
SERVICING AGREEMENT Dated
as of April 1, 2005, Asset-Backed
Pass-Through Certificates Series
2005-WHQ2
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

GRANTOR

Janet Armstrong
131 Fawn Meadows Lane
Wilsonville, AL 35186

Ronald Armstrong
131 Fawn Meadows Lane
Wilsonville, AL 35186

GRANTEE


WELLS FARGO BANK, N.A., as
Trustee for the POOLING AND
SERVICING AGREEMENT Dated
as of April 1, 2005, Asset-Backed
Pass-Through Certificates Series
2005-WHQ2
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Property Address: 131 Fawn Meadows Lane, Wilsonville, AL 35186

Purchase Price: \$152,397.61 ***Mortgagee credit***

Sale Date: March 15, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)


20130404000140520 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on December 30, 2004, Ronald Armstrong and Janet Armstrong, husband and wife, executed a certain mortgage on the property hereinafter described to ARGENT MORTGAGE COMPANY, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20050125000036970; and subsequently transferred and assigned to Ameriquet Mortgage Company, and said assignment being recorded in Instrument Number 20130107000007890; and subsequently transferred and assigned to WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 , and said assignment being

recorded in Instrument Number 20130107000007900; and


WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of February 20, 2013, February 27, 2013, March 6, 2013; and

WHEREAS, on March 15, 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 and properly conducted, and Scott Johnson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Scott Johnson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 , in the amount of \$152,397.61, which sum of money WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 offered to credit on the indebtedness secured by said mortgage, and the said WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 , by and through Scott Johnson, as Auctioneer conducting said sale and as Attorney-in-Fact for WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 , does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 , the following described property situated in Shelby County, Alabama, to-wit:


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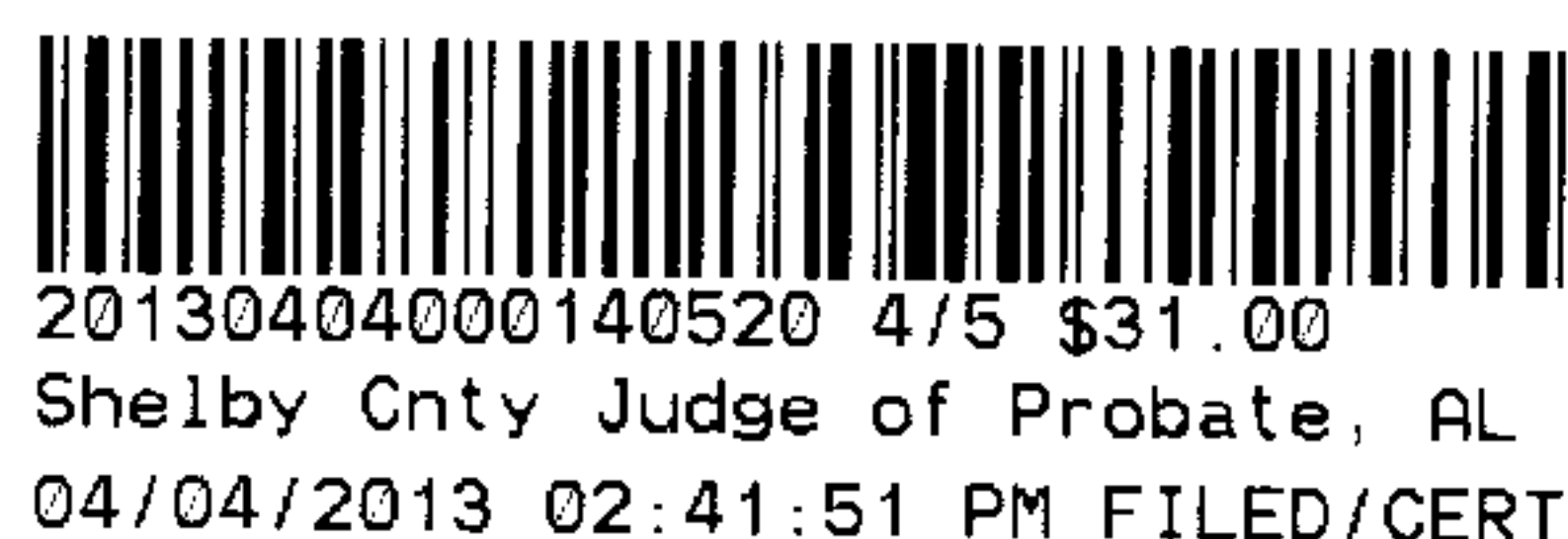
Lot 7, according to the Survey of Fawn Meadows, as recorded in Map Book 21, Page 130 in the Probate Office of Shelby County, Alabama situated in Shelby County, Alabama

Also:

A parcel of Land in the North Half of the Northeast Quarter of section 11, Township 21 South, Range 1 East, being a part of Lot 8 as described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said section 11; thence south 89 degrees 49 minutes 27 seconds West, along the South line of said Sixteenth section and said Subdivision a distance of 507.86 Feet to the Southeast corner of Lot 8 and the Point of Beginning; thence continue South 89 degrees 49 minutes 27 seconds West, along said line, a distance of 210.25 feet to the Southwest Corner of Lot 8; thence North 52 degrees 56 minutes 33 seconds East, a Distance of 291.87 feet, to a point on a Cul-De-Sac; thence along a Curve, Concave to the Southwest, having a Radius of 55.00 Feet and a Chord bearing of South 54 Degrees 40 minutes 17 seconds East, an Arc Length of 33.82 Feet to the Northeast Corner of Lot 8; thence South 17 Degrees 42 minutes 54 seconds West, a Distance of 163.76 Feet to the Point of Beginning

TO HAVE AND TO HOLD the above described property to WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 and Ronald Armstrong and Janet Armstrong have caused this instrument to be executed by and through Scott Johnson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott Johnson, as Auctioneer conducting said sale on March 15, 2013.



WELLS FARGO BANK, N.A., as Trustee for the
POOLING AND SERVICING AGREEMENT Dated as of
April 1, 2005, Asset-Backed Pass-Through Certificates
Series 2005-WHQ2

By: [Signature]
Scott Johnson, Attorney-in-Fact

Ronald Armstrong and Janet Armstrong

By: [Signature]
Scott Johnson, The person acting as Auctioneer and
conducting the sale as its Attorney-in-Fact


By: [Signature]
Scott Johnson, As the Auctioneer and person making said
sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott Johnson, whose name as Attorney-in-Fact for Ronald Armstrong and Janet Armstrong, and whose name as Attorney-in-Fact and agent for WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005, Asset-Backed Pass-Through Certificates Series 2005-WHQ2 ; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 25th day of March, 2013.

Ashley John Pomeroy
Notary Public in and for the State of Alabama,
at Large
My Commission Expires: 2/14/17


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