

AUCTIONEER'S DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Jason Allan Bullock, a married man and wife, Gena Anne Bullock, executed a mortgage to Countrywide Home Loans, Inc., on the 22nd day of June, 1998, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1998-23297, of the records in the Office of the Judge of Probate, Shelby County, Alabama; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on June 16, 23, and 30, 1999, fixing the time of the sale of said property to be during the legal hours of sale on the 22nd day of July, 1999, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 22nd day of July, 1999, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale Countrywide Home Loans, Inc. was the highest and best bidder and did become the

08/03/1999-32288
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
883 CM 14.30

1999-32288

purchaser of the real property hereinafter described for the sum of \$72,545.28 cash in hand paid by said purchaser to Janet F. Parson, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Countrywide Home Loans, Inc., by and through Janet F. Parson as such auctioneer, and as its attorney-in-fact, and Jason Allan Bullock and Gena Anne Bullock, by Janet F. Parson, as his attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Countrywide Home Loans, Inc., its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Unit "B", of Lot 1, Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the most northerly corner of said Lot 1; thence in a southeasterly direction along the northeast line of said Lot 1, a distance of 54.69 feet; thence 90 degrees right in a southwesterly direction a distance of 21.64 feet to the point of beginning, said point being further identified as being the point of intersection of the center lines of the wood fence enclosing the front of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "B" and "C"; thence continue in a southwesterly direction along the center line of fence, party wall and fence common to Units "B" and "C", a distance of 68.01 feet to the intersection of the center line of the last described fence and the center line of the fence enclosing the back of Units "A", "B", "C" and "D"; thence left in a southeasterly direction along the center line of last described wood fence a distance of 17.63 feet to the most northerly corner of attached storage compartment; thence right in a southwesterly direction along the northwest wall of said storage compartment a distance of 5.19 feet; thence left in a southeasterly direction along the southwest wall of said storage compartment a distance of 7.07 feet; thence left in a northeasterly direction along the southeast wall of said storage compartment, the center line of a wood fence, party wall and wood fence common to Units "B" and "A" a distance of 72.98 feet to the center line of aforementioned fence enclosing fronts of Units "A", "B", "C" and "D"; thence left in a northwesterly direction along last described center line a distance of 24.44 feet to the point of beginning. Situated in Pelham, Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Countrywide Home Loans, Inc., the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Countrywide Home Loans, Inc., by and through Janet F. Parson, as the auctioneer who conducted said sale, and as its attorney-in-fact and Jason Allan Bullock and Gena

Anne Bullock, by Janet F. Parson, as his attorney-in-fact, have hereunto set their hands and seals on this the 22nd day of July, 1999.

COUNTRYWIDE HOME LOANS, INC.

BY: Janet F. Parson

Auctioneer who conducted said sale
and attorney-in-fact

JASON ALLAN BULLOCK AND
GENA ANNE BULLOCK

BY: Janet F. Parson

Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Janet F. Parson, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for Countrywide Home Loans, Inc., 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, she in her capacity as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 2 day of August, 1999.

Notary Public
NOTARY PUBLIC

My Commission Expires: 10-16-2000

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Janet F. Parson, whose name as attorney-in-fact for Jason Allan Bullock and Gena Anne Bullock, 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, she in her capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 22 day of August, 1999.

Notary Public
NOTARY PUBLIC

My Commission Expires: 10-16-2000

Grantee's address:

6400 Legacy Drive
Plano, Texas 75024-3632

This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609

Inst # 1999-32288

08/03/1999-32288
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50