

20070110000015940 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/10/2007 03:05:36PM FILED/CERT

SEND TAX NOTICE TO:  
Countrywide Home Loans, Inc.  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024  
(#24540601)

STATE OF ALABAMA )

COUNTY OF SHELBY )

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of February, 2003, Donald Stafford, Husband and Wife, and Cherie Stafford, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030225000114320, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans, Inc., by instrument recorded in *Instrument Number 20061108000549720* 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 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 Countrywide Home Loans, Inc. 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 18, 2006, October 25, 2006, and November 1, 2006; and

WHEREAS, on November 21, 2006, 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 Countrywide Home Loans, Inc. 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Countrywide Home Loans, Inc.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Ninety Eight Thousand-Seven Hundred-Forty Nine and 85/100 Dollars (\$198,749.85) on the indebtedness secured by said mortgage, the said Countrywide Home Loans, Inc., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 25, Township 21 South, Range 3 West, Shelby county, Alabama, being more particularly described as follows: commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 25, Township 21 South, Range 3 West, Shelby county, Alabama; thence run east along said 1/4-1/4 line for a distance of 271.00 feet to an iron pin found, said point being the point of beginning; thence continue along last course for a distance of 294.82 feet to an iron pin found; thence deflect an angle right of 66 degrees 47 minutes 30 seconds and run a distance of 468.45 feet to an iron pin set, said point lying on the North right of way of Stage Coach Road having a 40.00 right of way; thence deflect an angle right of 75 degrees 00 minutes 29 seconds and run a distance of 187.45 feet along said right of way to an iron pin set, said point being the point of curvature; thence deflect an angle left of 00 degrees 57 minutes 43 seconds and run along said right of way a chord distance of 83.16 feet through a curve with a radius of 2080.64 and a delta of 2 degrees 17 minutes 25 seconds to an iron pin set; thence deflect an angle left of 1 degrees 15 minutes 42 seconds and run along said right of way a distance of 60.24 feet to an iron pin set; thence deflect an angle right of 111 degrees 15 minutes 23 seconds and run a distance of 675.49 feet to the point of beginning

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, 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.

IN WITNESS WHEREOF, Countrywide Home Loans, Inc. , has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 21<sup>st</sup> day of November, 2006.

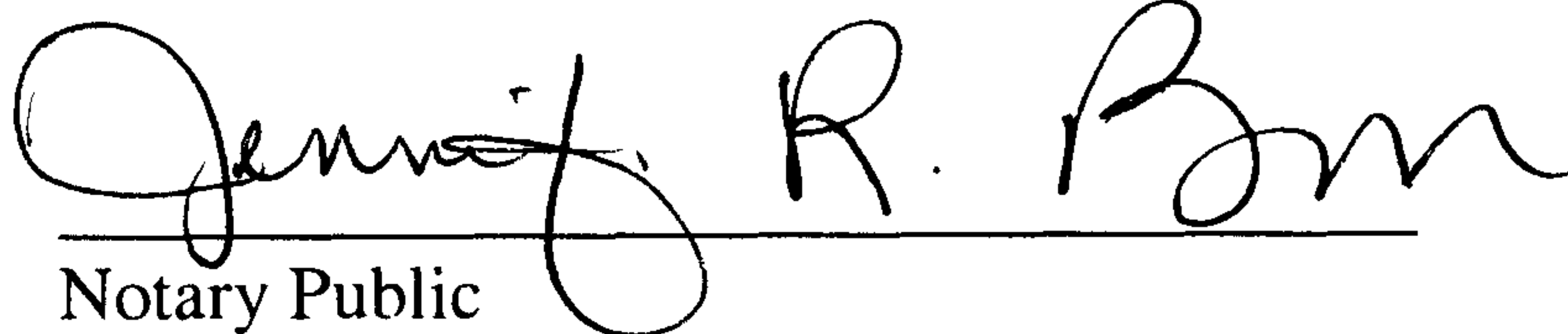
Countrywide Home Loans, Inc.

By:   
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, 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 date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact 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 official seal on this 21<sup>st</sup> day of November, 2006.

  
Notary Public

My Commission Expires: \_\_\_\_\_ **MY COMMISSION EXPIRES MAY 30, 2010**

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