

**MORTGAGE FORECLOSURE DEED**

Kenneth T. Stephens  
2407005

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, Kenneth T. Stephens and wife, Cassandra L. Stephens did, on to-wit, the 25th day of March, 1996, execute a mortgage to Republic Mortgage Corporation, which mortgage is recorded in Instrument# 1996-10613, which said mortgage was duly transferred and assigned to Bank of New York as Trustee under the Pooling and Servicing Agreement Series 1996 A by instrument recorded in Instrument# 1997-11449 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A. 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 15, 22, 29, 1998; and

WHEREAS, on the 12th day of August, 1998, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A., in the amount of Two Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars (\$242,500.00), which sum the said The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Two Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars (\$242,500.00), cash, the said Kenneth T. Stephens and wife, Cassandra L. Stephens, acting by and through the said The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A., by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A., by EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and EDITH SCHAUBLE PICKETT, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Map of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama

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03:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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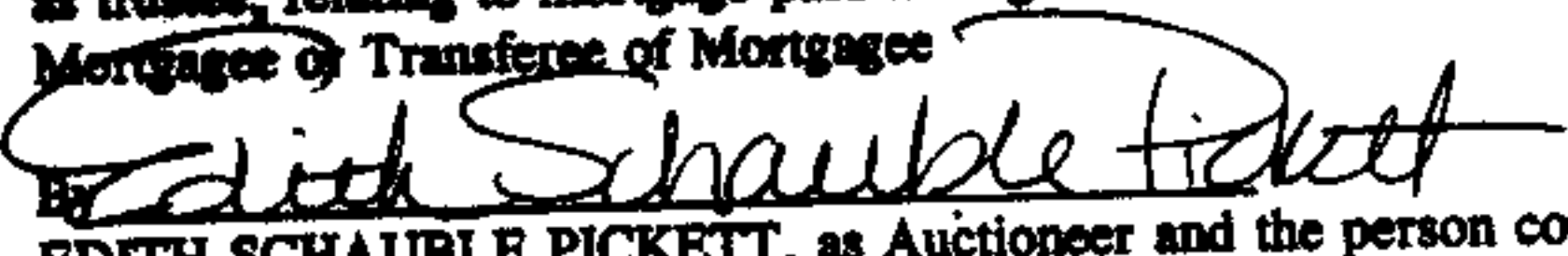
211C-8661  
1998-31175

TO HAVE AND TO HOLD THE above described property unto The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

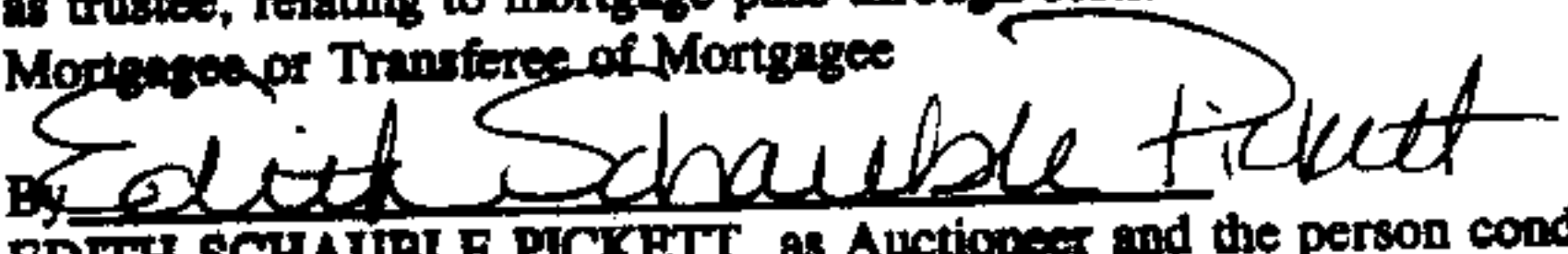
IN WITNESS WHEREOF, the said The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A., has caused this instrument to be executed by EDITH SCHAUBLE PICKETT, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said EDITH SCHAUBLE PICKETT, has executed this instrument in his capacity as such auctioneer on this the 12th day of August, 1998.

Kenneth T. Stephens and wife, Cassandra L. Stephens  
Mortgagors

By The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A.  
Mortgagee or Transferee of Mortgagee

  
EDITH SCHAUBLE PICKETT, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

The Bank of New York, as trustee under the pooling and servicing agreement dated as of 8/96 among CWMBS, Inc., as depositor, Countrywide Mortgage Conduite, Inc. (now known as Independent National Mortgage Corporation)(IndyMac) as seller and master servicer, and the Bank of New York, as trustee, relating to mortgage pass-through certificates series 1996-A.  
Mortgagee or Transferee of Mortgagee

  
EDITH SCHAUBLE PICKETT, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

  
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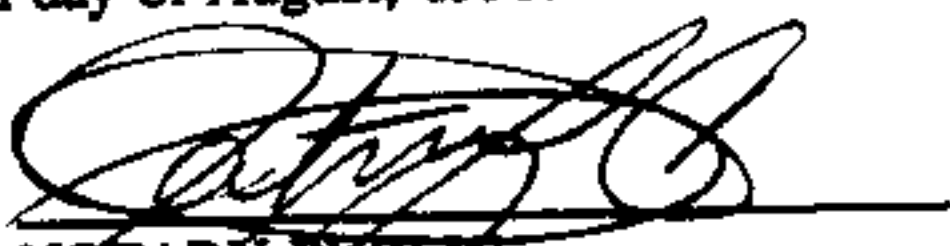
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that EDITH SCHAUBLE PICKETT, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 12th day of August, 1998.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES OCTOBER 10, 1998

  
NOTARY PUBLIC

GRANTEE'S ADDRESS  
6400 Legacy Drive  
Plano, TX 75024-3632

Instrument prepared by:  
CHALICE E. TUCKER  
SHAPIRO & TUCKER, L.L.P.  
2100 16th Avenue South Suite 200  
Birmingham, Alabama 35205  
98-0616

Inst # 1998-31175

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03:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00