

VA Form 26-40 (322)

09/08/1998-34997

JUNE, 1983. Use optional Section 148. **CERTIFIED**  
Title 38 U.S.C. Acceptable to **SHELBY COUNTY JUDGE OF PROBATE**  
Federal National Mortgage Association **14.50**

**MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That Richard V. Burroughs and Deloris I. Burroughs, husband and wife, did, on to-wit, February 15, 1995, execute a mortgage to Countrywide Funding Corporation, (now known as Countrywide Home Loans, Inc.), which mortgage is recorded in Instrument No. 1995-04529, et seq., in the Office of the Judge of Probate of Shelby County; 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 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 the City of Columbiana, Shelby County, Alabama, in its issues of June 24, July 1, and 8, 1998; which sale was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issue of August 12, 1998; and

**WHEREAS**, on August 28, 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 did offer for sale and did sell at public outcry, in front of the Courthouse door of Shelby County, Alabama, 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 said Countrywide Home Loans, Inc., in the amount of One Hundred Sixty Five Thousand, One Hundred Seventy Eight and No/100 (\$165,178.00) Dollars, which sum the said Countrywide Home Loans, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Countrywide Home Loans, Inc.; and

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

**NOW, THEREFORE**, in consideration of the premises and of a credit of One Hundred Sixty Five Thousand, One Hundred Seventy Eight and No/100 (\$165,178.00) Dollars, on the indebtedness secured by said mortgage, the said Richard V. Burroughs and Deloris I. Burroughs, acting by and through the said Countrywide Home Loans, Inc. by Michael T. Atchison, as said Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Countrywide Home Loans, Inc. by Michael T. Atchison, as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Michael T. Atchison as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto

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DATA

Countrywide Home Loans, Inc., the following described real property situated in Shelby County, Alabama, to-wit:

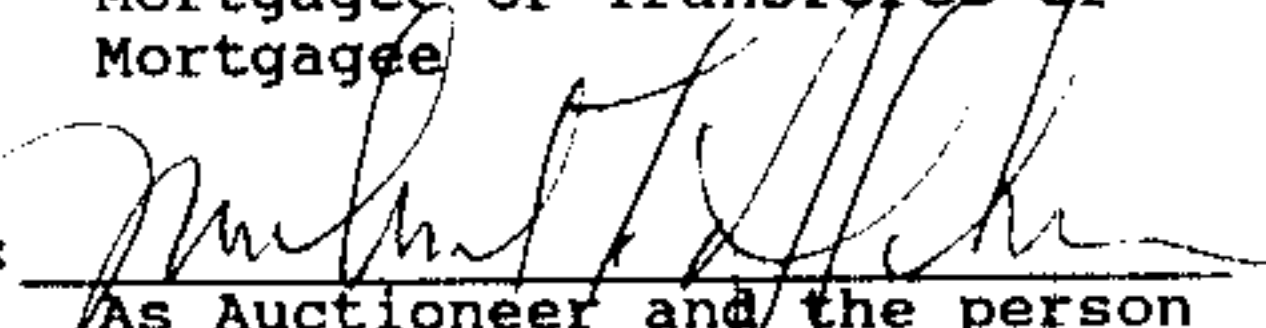
Lot 3, according to the survey of Indian Valley Ranchette Sector, as recorded in Map Book 5, page 77 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**TO HAVE AND TO HOLD** the above described property unto Countrywide Home Loans, Inc., forever; 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.

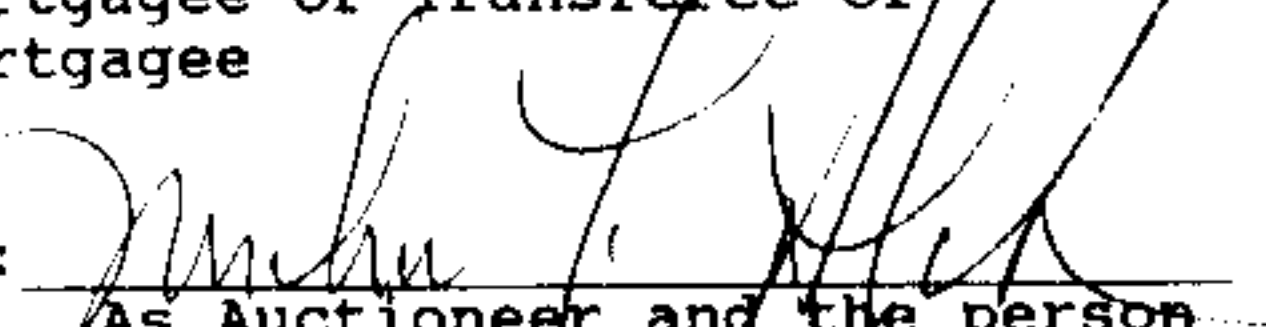
**IN WITNESS WHEREOF**, the said Countrywide Home Loans, Inc., has caused this instrument to be executed by Michael T. Atchison, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Michael T. Atchison has executed this instrument in his capacity as such Auctioneer on this the 28th day of August, 1998.

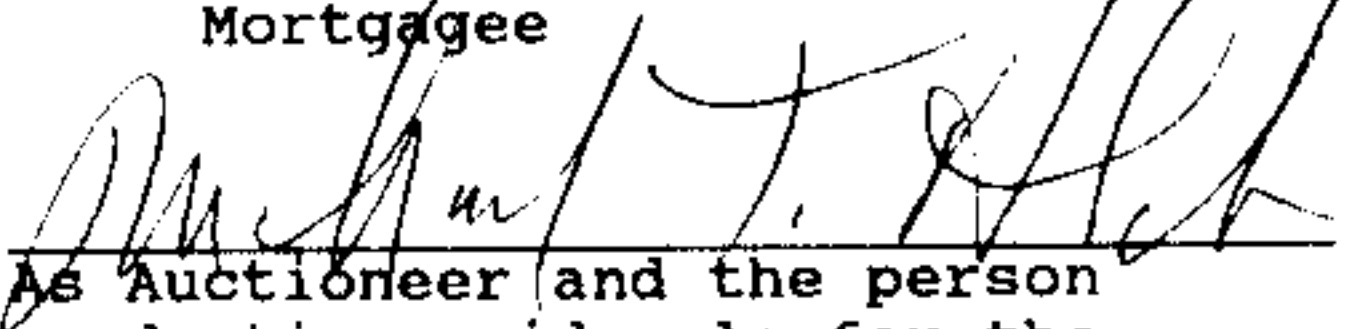
RICHARD V. BURROUGHS AND  
DELORIS I. BURROUGHS

BY: COUNTRYWIDE HOME LOANS, INC.  
Mortgagee or Transferee of  
Mortgagee

BY:   
As Auctioneer and the person  
conducting said sale for the  
Mortgagee or Transferee of  
Mortgagee

COUNTRYWIDE HOME LOANS, INC.  
Mortgagee or Transferee of  
Mortgagee

BY:   
As Auctioneer and the person  
conducting said sale for the  
Mortgagee or Transferee of  
Mortgagee

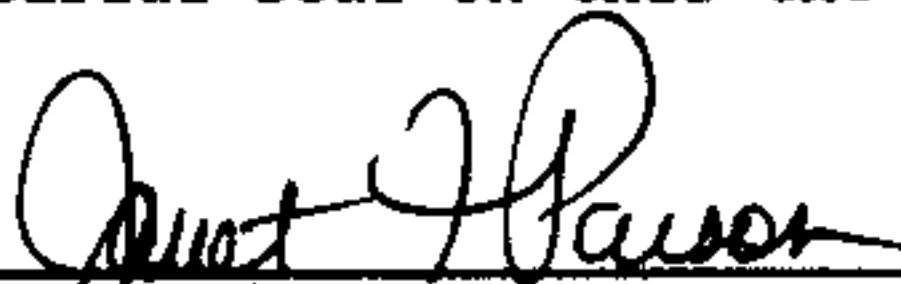
  
As Auctioneer and the person  
conducting said sale for the  
Mortgagee or Transferee of  
Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, 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 said 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 the same bears date.

Given under my hand and notarial seal on this the 28th day of August, 1998.

  
NOTARY PUBLIC  
My Commission Expires: 10/16/2000

Grantee's address:

6400 Legacy Drive  
Plano, TX 75024-3632

This instrument prepared by:

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

Inst # 1998-34997  
09/08/1998-34997  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRN 14.30