

Inst # 1999-23888

AUCTIONEER'S DEED

06/07/1999-23888
01:41 PM CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

SHELBY COUNTY JUDGE OF PROBATE

WHEREAS, Christopher R. Watwood and Wife, Lisa M. Watwood executed a mortgage to BancBoston Mortgage Corporation on the 30th day of June, 1994, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1994-21147 of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Countrywide Funding Corporation, (now known as Countrywide Home Loans, Inc.) by instrument recorded in Instrument #1995-9647 of the said Probate Court records; 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 May 5, 12, and 19, 1999, fixing the time of the sale of said property to be during the legal hours of sale on the 28th day of May, 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 28th

day of May, 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 Federal National Mortgage Association was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$49,900.00 cash in hand paid by said purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Countrywide Home Loans, Inc., by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Christopher R. Watwood and Lisa M. Watwood by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Federal National Mortgage Association, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

A parcel of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 245.8 feet; thence 88 degrees 19 minutes right run 503.5 feet; thence 69 degrees 50 minutes left run 329.1 feet; thence 69 degrees 50 minutes right run 384.6 feet to the point of beginning; thence continue last described course for 300.0 feet to the center line of Butter and Eggs Road; thence 90 degrees 43 minutes right run 7.1 feet along said road; thence 12 degrees 37 minutes right run 146.86 feet down the center line of a gravel road; thence 76 degrees 40 minutes right run 266.04 feet; thence 90 degrees 00 minutes right run 150.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a 30-foot easement for ingress and egress, the centerline which is described as follows: Commence at the Southwest Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 245.8 feet; thence 88 degrees 19 minutes right run 503.5 feet; thence 69 degrees 50 minutes left run 329.1 feet; thence 69 degrees 50 minutes right run 684.6 feet to the centerline of Butter and Eggs Road; thence 90 degrees 43 minutes right run 7.1 feet along said road to the point of beginning; thence 12 degrees 37 minutes right run 146.86 feet along the center of a gravel road and the point of ending; being situated in 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 Federal National Mortgage Association, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Countrywide Home Loans, Inc. by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Christopher R. Watwood and Lisa M. Watwood by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 28th day of May, 1999.

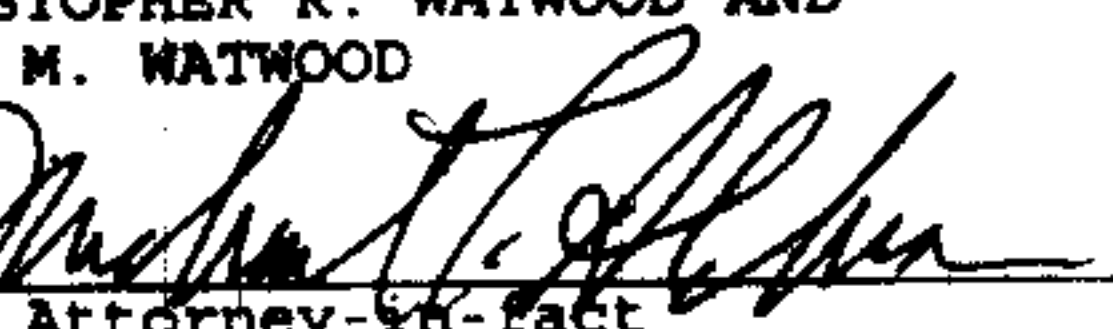
COUNTRYWIDE HOME LOANS, INC.

BY:


Auctioneer who conducted said sale and attorney-in-fact

CHRISTOPHER R. WATWOOD AND
LISA M. WATWOOD

By:


Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, 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, he in his 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 28th day of
May, 19 99


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 Michael T. Atchison, whose name as attorney-in-fact for Christopher R. Watwood and Lisa M. Watwood 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 attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 28th day of
May, 1999.


NOTARY PUBLIC

My Commission Expires: 10/10/2000

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

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