

AUCTIONEERS DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Vernon C. Davis and his wife Julia E. Davis, executed a mortgage to Countrywide Funding Corporation n/k/a Countrywide Home Loans, Inc., on the 7th day of March, 1995, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1995-06918, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Federal National Mortgage Association by instrument recorded in Instrument #1996-38818 of 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 November 22, 29, and December 6, 2000, which said was postponed in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of January 10, 2001; fixing the time of the sale of said property to be during the legal hours of sale on the 18th day of January, 2001, 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 18th day of January, 2001, 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 \$103,700.00 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;

01/29/2001-03041
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
000 HEL 18.00

14060-1002 * 1501

01/29/2001-03041
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
000 HEL 18.00

MTA

the said Federal National Mortgage Association, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Vernon C. Davis and Julia E. Davis 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:

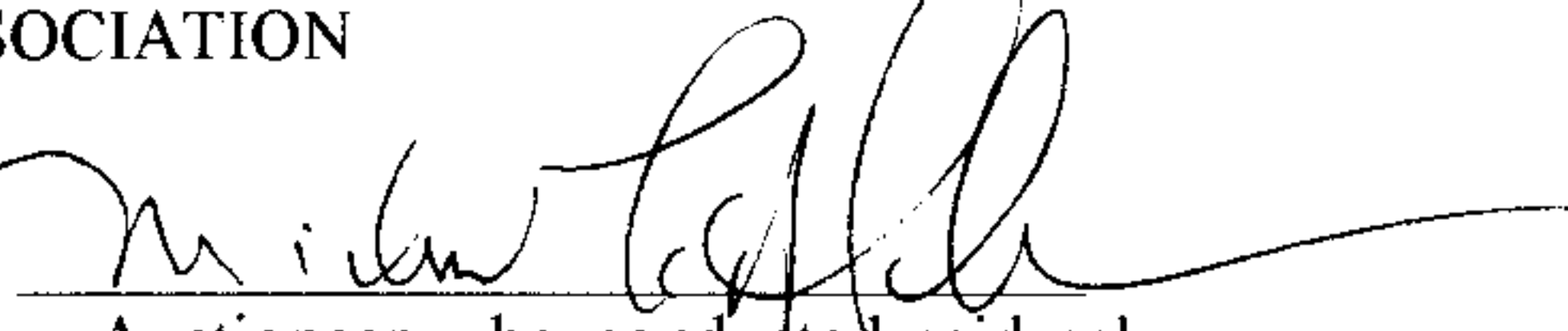
Lot 29, according to the Map and Survey of Royal Oakes, Second Sector, as recorded in Map Book 7, page 77, in the Probate Office of Shelby County, Alabama.

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 purchase at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Federal National Mortgage Association by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Vernon C. Davis and Julia E. Davis, by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 18th day of January, 2001.

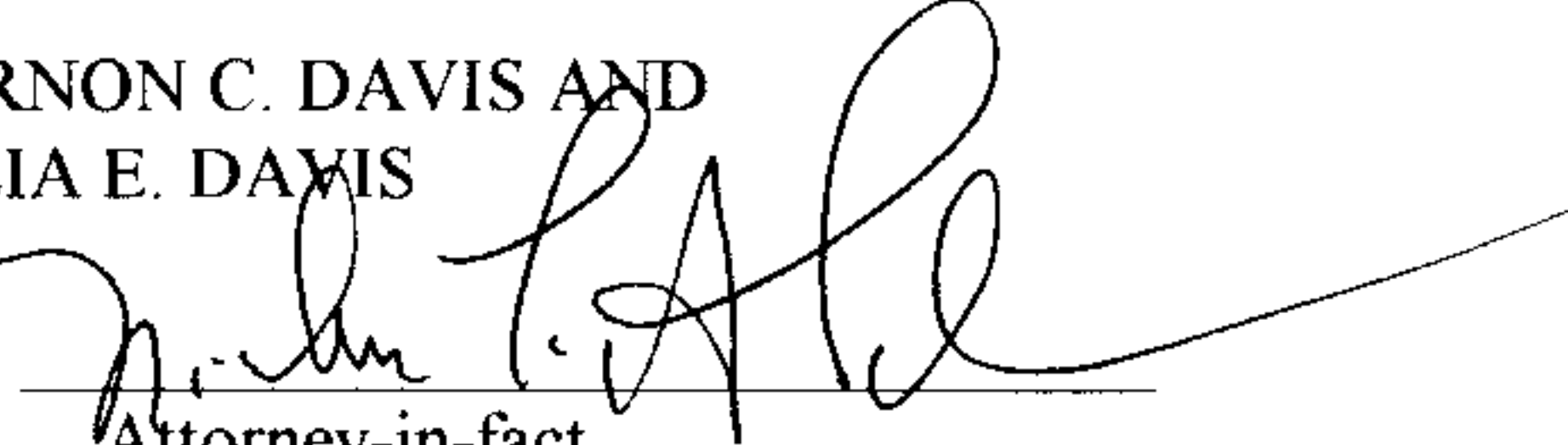
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

BY:


Auctioneer who conducted said sale
and attorney-in-fact

VERNON C. DAVIS AND
JULIA E. DAVIS

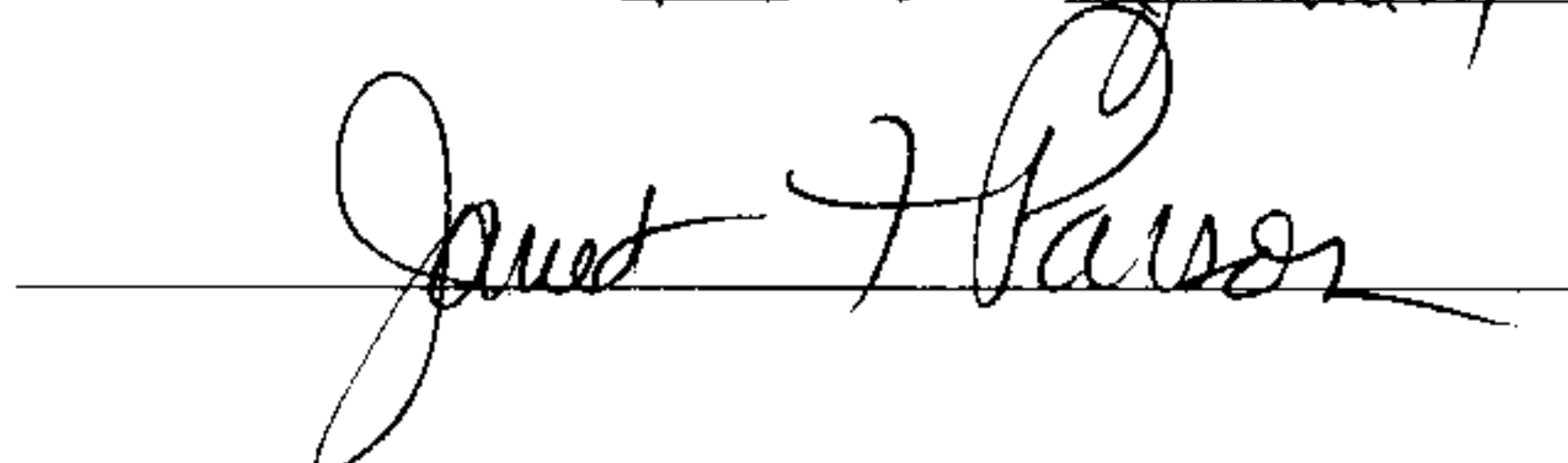
BY:


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 Federal National Mortgage Association 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 18th day of January, 2001.



NOTARY PUBLIC

My Commission Expires: 10/10/2004

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 Vernon C. Davis and Julia E. Davis 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 18th day of January, 2001.

Paul J. Pearson
NOTARY PUBLIC

My Commission Expires: 10/10/2004

Grantee's address:

7105 Corporate Drive
Plano, Texas 75024

This instrument prepared by:

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

Inst # 2001-03041

01/29/2001-03041
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
GOS MEL 18.00