

AUCTIONEER'S DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Salvatore R. Granata, and Connie S. Granata, husband and wife executed a mortgage to Countrywide Funding Corporation n/k/a Countrywide Home Loans, Inc. on the 8th day of May, 1995, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1995-12582, of the records in the Office of the Judge of Probate, Shelby County, Alabama; 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 April 25, May 2, and 9, 2001, fixing the time of the sale of said property to be during the legal hours of sale on the 17th day of May, 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 17th day of May, 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

05/30/2001-21752
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 18.00

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Mortgage Association was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$165,474.44 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 Salvatore R. Granata and Connie S. Granata 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 lying in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Starting at the Northeast corner fo said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12 and run Southerly along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 444.47 feet to a railroad spike driven in the West side of a paved county road, said point being the point of beginning; thence continue Southerly along said East boundary line for a distance of 210.0 feet to a railroad spike on the East side of said paved county road. Thence turn 90 degrees 55 minutes to the right and run Westerly 210.00 feet to an iron marker; thence turn 90 degrees 55 minutes to the right and run Northerly 210.0 feet to an iron marker; thence turn 90 degrees 55 minutes to the right and run Easterly 210.0 feet to the point of beginning. Less and Except any part within the right of way of the paved county road.

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 Salvatore R. Granata and Connie S. Granata by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 17th day of May, 2001.

COUNTRYWIDE HOME LOANS, INC.

BY: Michael T. Atchison
Auctioneer who conducted said
sale and attorney-in-fact

SALVATORE R. GRANATA AND
CONNIE S. GRANATA

By: Michael T. Atchison
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 17th day of
May, 2001.

James F. Pearson
NOTARY PUBLIC
My Commission Expires: 10/16/04

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 Salvatore R. Granata and Connie S. Granata 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 17th day of
May, 2001.

James F. Pearson
NOTARY PUBLIC
My Commission Expires: 10/16/04

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 # 2001-21752

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