

AUCTIONEER'S DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, Steven K. Harris, a single man executed a mortgage to Breelin Mortgage & Financial on the 7th day of April, 1995, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1995-10402, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Countrywide Funding Corporation d/b/a America's Wholesale Lender, a/k/a Countrywide Home Loans, Inc., a New York Corporation d/b/a America's Wholesale Lender by instrument recorded in Instrument #1995-10403 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 21, 28, and December 5, 2001, fixing the time of the sale of said property to be during the legal hours of sale on the 27th day of December, 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 27th day of December, 2001, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of

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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 \$66,235.34 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., a New York Corporation d/b/a America's Wholesale Lender, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Steven K. Harris 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 situated in the NW 1/4 of the NE 1/4 of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction and along the North line of said 1/4 1/4 Section a distance of 200.0 feet to the point of beginning of the herein described parcel; thence continuing Easterly and along the North line of said 1/4 1/4 Section a distance of 190.38 feet to a point; thence turn an interior angle of 107 deg. 45 min. 40 sec. and run to the right in a Southeasterly direction a distance of 607.24 feet to a point; thence turn an interior angle of 97 deg. 47 min. 30 sec. and run to the right in a Southwesterly direction a distance of 183.00 feet to a point; thence turn an interior angle of 82 deg. 12 min. 30 sec. and run to the right in a Northwesterly direction a distance of 690.13 feet more or less to the point of beginning of the herein described parcel; 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., a New York Corporation d/b/a America's Wholesale Lender by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Steven K. Harris by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 27th day of December, 2001.

Countrywide Home Loans, Inc., a New York Corporation d/b/a America's Wholesale Lender

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

STEVEN K. HARRIS

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., a New York Corporation d/b/a America's Wholesale Lender 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 23<sup>rd</sup> day of January, 2002.

Janet J. 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 Steven K. Harris 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 23<sup>rd</sup> day of January, 2002.

Janet J. 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

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