

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, CAMERON K. BUCKNELL, an unmarried man executed a mortgage to COUNTRYWIDE HOME LOANS, INC. on the 29th day of June, 1998, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1998-24882*, 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 May 22, 29, and June 5, 2002, fixing the time of the sale of said property to be during the legal hours of sale on the 21st day of June, 2002, 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 21st day of June, 2002, 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 Countrywide Home Loans, Inc. was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$86,651.49 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 Cameron K. Bucknell 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 Countrywide Home Loans, Inc., 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 Southwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 12 East, described as follows: Commence at the Northwest corner of the lot known as the W.S. Thompson Home Lot; proceed Northeasterly along the Southeasterly right of way of Alabama Highway 25, a distance of 226.39 feet to the point of beginning, continue along said right of way a distance of 50 feet; turn an angle to the right of 101 degrees 37 minutes 12 seconds a distance of 277.33 feet to the North line of said Thompson Lot; turn an angle to the right of 129 degrees 18 minutes 33 seconds a distance of 177.89 feet along said line; turn an angle to the right of 80degrees 31 minutes 55 seconds a distance of 178.19 feet to the point of beginning, ALSO, and easement for ingress and egress as shown on the above plat. The property being the same property conveyed to Cameron K. Bucknell by George E. Cosper and wife, Charlene M. Cosper and Chris W. Seeds and Wife, Lynda S. Seeds by deed dated 6/29/98 and recorded 7/2/1998 in volume 1998 Page 24880 and 24881.

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 Countrywide Home Loans, Inc., 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 Cameron K. Bucknell by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 21st day of June, 2002.

Countrywide Home Loans, Inc.

BY: 

Auctioneer who conducted said sale and
attorney-in-fact

Cameron K. Bucknell

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 21 day of June, 2002.



NOTARY PUBLIC

My Commission Expires: 10-6-2004

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as attorney-in-fact for Cameron K. Bucknell 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 21 day of June, 2002.



NOTARY PUBLIC

My Commission Expires: 10-6-2004

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