

SEND TAX NOTICE TO:
Countrywide Home Loans
6400 Legacy Drive
Mail Stop PT-B-35
Plano, TX 75024
(#5229480)


20030103000006260 Pg 1/3 21.00
Shelby Cnty Judge of Probate, AL
01/03/2003 13:42:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of September, 1995, Robert C. Degginger, and Vickie Degginger, husband and wife, executed that certain mortgage on real property hereinafter described to Countrywide Funding Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1995-29162, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Countrywide Home Loans Inc. d/b/a Countrywide Funding Corporation did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of

general circulation published in Shelby County, Alabama, in its issues of November 20, 2002, November 27, 2002, and December 4, 2002; and

WHEREAS, on December 20, 2002, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Countrywide Home Loans Inc. d/b/a Countrywide Funding Corporation did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Countrywide Home Loans Inc. d/b/a Countrywide Funding Corporation; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Forty Thousand Three Hundred Two and 55/100 Dollars (\$40,302.55) on the indebtedness secured by said mortgage, the said Countrywide Home Loans Inc. d/b/a Countrywide Funding Corporation, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of SW 1/4 of SE 1/4 of section 14, township 21, range 3 West, and run North along the East line of said forty acres to the North line of Smokey Road; thence in a Westerly direction along the North line of said road 290 feet to the Southwest corner of the lot owned by Joe C. and Kate Roberson, being the point of beginning of the lot herein described; thence run North and parallel with the East line of said forty acres a distance of 140 feet; thence Northwesterly and parallel with the North line of Smokey Road run 62 feet; thence run in a Southerly direction to a point on the North line of Smokey Road which is 71 feet from the Point of Beginning; measured along said road; from said point on said road, run, Easterly along said road 71 feet to the point of beginning; situated in the SW 1/4 of SE 1/4 of Section 14, Township 21, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association, its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of

Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Countrywide Home Loans Inc. d/b/a Countrywide Funding Corporation, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 20th day of December, 2002.

Countrywide Home Loans Inc. d/b/a Countrywide Funding Corporation

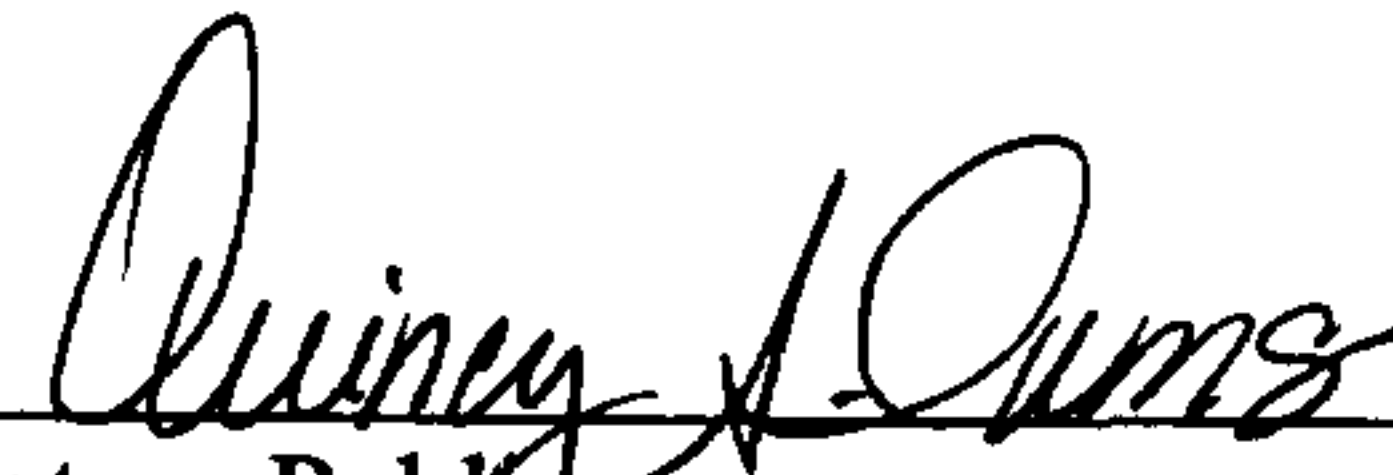
By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Countrywide Home Loans Inc. d/b/a Countrywide Funding Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 20th day of December, 2002.


Notary Public
My Commission Expires: 3/3/2003

This instrument prepared by:
Jerry E. Held
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727