

SEND TAX NOTICE TO:
Countrywide Home Loans
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#000302399MN35)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of August, 2001, Henley Jones, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 2002-01269, re-recorded and corrected in Instrument Number 2002-03234, and

WHEREAS, in and by said mortgage, the 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 or any person conducting said sale for the was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the 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 Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender 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 March 3, 2004, March 10, 2004, March 17, 2004 and April 14, 2004 ; and

WHEREAS, on May 4, 2004, 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 Mortgage Electronic Registration Systems,

Inc., acting solely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender 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 Mortgage Electronic Registration Systems, Inc., actingsolely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender; and

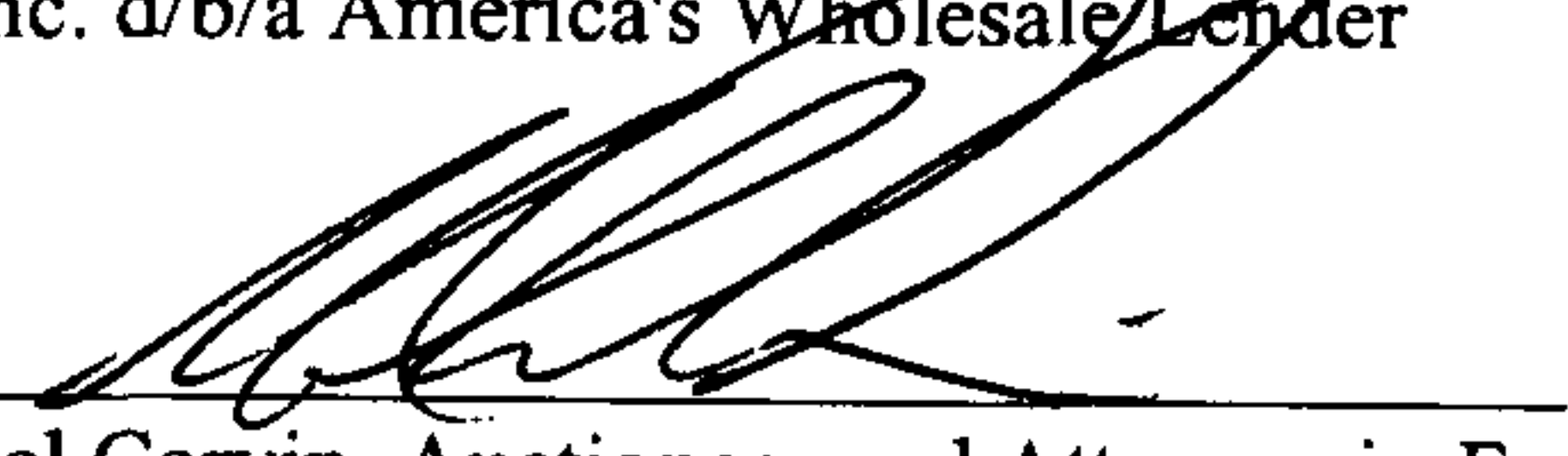
WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Sixty Five Thousand Six Hundred Sixty One and 33/100 Dollars (\$65,661.33) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., actingsolely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said , 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:

A part of the NE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, and a part of fractional Section 28, Township 22, Range 3 West, more particularly described as follows: Begin at the center of the Southern Railway Tract, where the "Old Montgomery Dirt Road" crosses said railroad, and run in a Southeasterly direction, parallel with said dirt road, a distance of 350 feet to a post on the Eastern Margin of said dirt road, which said post marks the Southwest corner of the lot known as the "Oakley Lot" run thence North 55 degrees 15 minutes East 724 feet to a point; thence turn an angle of 125 degrees 10 minutes to the right and run 69 feet; thence turn an angle of 71 degrees 45 minutes to the left and run 61 feet; thence turn an angle of 98 degrees 30 minutes to the right and run 142.50 feet (which said linear measurement was incorrectly inscribed as "149 feet" in that certain conveyance from Albert Caton and wife Chambliss Keith, which said conveyance is recorded in the Probate Office of Shelby County, Alabama, in Book 181 Page 441) being the Point of Beginning of the parcel herein described; thence continue in the same direction a distance of 51.50 feet to a point; thence turn an angle of 0 degrees 30 minutes to the right and run 97.2 feet; thence turn an angle of 23 degrees 30 minutes to the right and run 71.93 feet; thence turn an angle of 115 degrees 30 minutes to the right and run 265.02 feet; thence turn an angle of 126 degrees 52 minutes 02 seconds to the right and run 202.91 feet to the Point of Beginning being situated in 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, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender, 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 4th day of May, 2004.

Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender

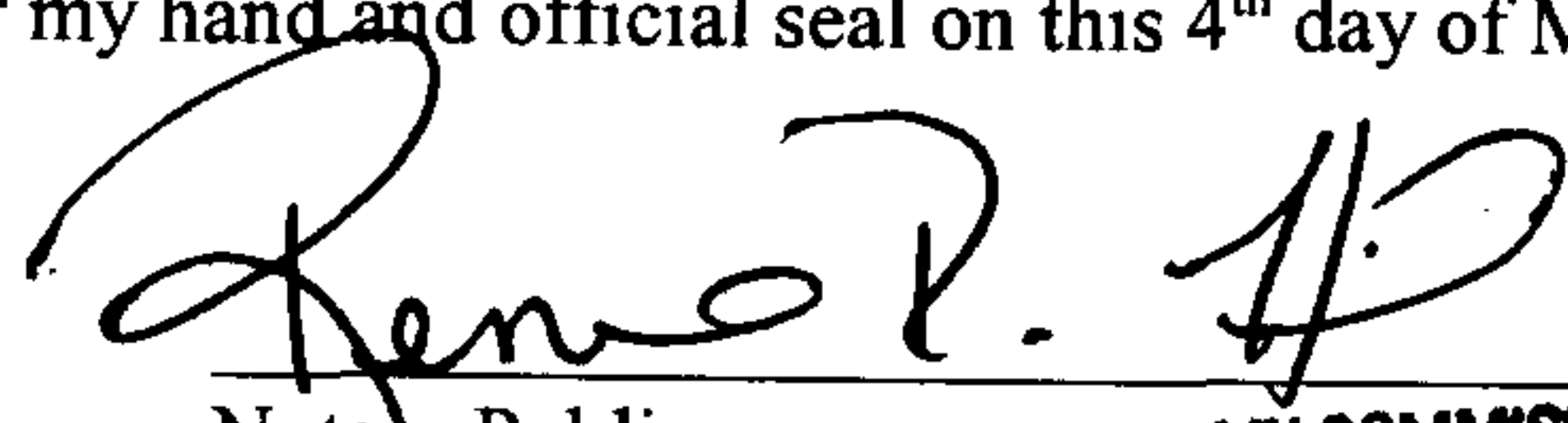
By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

20040513000251720 Pg 3/3 22.00
Shelby Cnty Judge of Probate, AL
05/13/2004 08:34:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender, 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 .

Given under my hand and official seal on this 4th day of May, 2004.



Notary Public

MY COMMISSION EXPIRES JUNE 13, 2007

My Commission Expires: _____

This instrument prepared by:
Heather H. Renfro
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727