

SEND TAX NOTICE TO:
Countrywide Home Loans
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#00021267353MN35)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of December, 2002, Crystal Russell, and Raymond E. Russell, Jr., wife and husband, executed that certain mortgage on real property hereinafter described to America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20021227000646730, 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 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 June 23, 2004, June 30, 2004, and July 7, 2004; and

WHEREAS, on July 20, 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 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 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 Two Hundred Eighty Thousand Four Hundred Seventy Nine and 51/100 Dollars (\$280,479.51) on the indebtedness secured by said mortgage, the said 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:

Begin at the SW corner of the East 1/2 of the East 1/2 of the SW 1/4 of section 30, Township 19 South, Range 2 West and run North along the West Boundary thereof 175.00 feet; thence turn 92 degrees 11 minutes right and run Easterly 170.00 feet, thence turn 87 degrees 49 minutes right and run Southerly 175.00; to a point of the South Boundary of said East 1/2 of East 1/2 of SW 1/4; thence turn 92 degrees 11 minutes right and run 170.00 feet to the point of beginning.

Less and Except:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast Corner of the Southwest Quarter of Section 30, Township 19 South, Range 2 West; thence run North 87 degrees, 42 minutes, 56 seconds West along the South Line of said section for a distance of 605.88 feet to the point of beginning; thence continue North 87 degrees 42 minutes 56 seconds West for a distance of 60.00 feet, thence run North 00 degrees 05 minutes 52 seconds East for a distance of 40.00 feet; thence run South 87 degrees 42 minutes 56 seconds East a distance of 61.53 feet; thence run South 02 degrees 17 minutes 04 seconds West for a distance of 39.97 feet to the point of beginning.

Also: An easement for ingress and egress to a public road (Valleydale Road), said easement to be over an existing paved drive as presently located, said paved drive being located within a parcel of land described as follows:

Commence at the SW Corner of the East 1/2 of East 1/2 of the SW 1/4 of section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South Boundary of said 1/4 section 170.00 feet; thence turn 92 degrees 11 minutes left and run Northerly 95.00 feet to the point of beginning of the easement herein described, thence 14 degrees 00 minutes right and 180.00 feet; thence 83 degrees 40 minutes left and 40.00 feet; thence 49 degrees 00 minutes right and 55.00 feet; thence 28 degrees 40 minutes 36 seconds right and 595.52 feet; thence 3 degrees 20 minutes 36 seconds left and 58.70 feet to the point of a curve to the left, said curve having a central angle of 47 degrees 02 minutes and radius of 227.50 feet, thence run along said curve 186.75 feet to the Southeasterly right of way line of Valleydale Road; thence left and Southwesterly along said road right of way line 20.37 feet; thence 100 degrees 52 minutes left to the tangent of a curve to the right, said curve said having a central angle of 48 degrees 00 minutes and a radius of 207.50 feet; thence Southerly along said curve 173.83 feet to the point of tangent to said curve; thence Southerly along the tangent to said curve 68.16 feet; thence 3 degrees 20 minutes 36 seconds right and 590.88 feet; thence 28 degrees 40 minutes 36 seconds left and 78.00 feet; thence 33 degrees 37 minutes 58 seconds right and 85.04 feet; thence 100 degrees 46 minutes 58 seconds left and 25.00 feet; thence 87 degrees 49 minutes right and 80.00 feet to the point of beginning.

Said tract of land being subject to an easement described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North 87 degrees 42 minutes 56 seconds West along the South Line of said section for a distance of 665.88 feet; thence run North 00 degrees 05 minutes 52 seconds East for a distance of 40.00 feet; thence run South 87 degrees 42 minutes 56 seconds East for a distance of 30.00 feet to the point of beginning of a 12 foot wide easement for ingress and egress lying 6 feet to each side of the following described line; thence run North 02 degrees 48 minutes 27 seconds East for a distance of 86.19 feet to the

point of curvature of a tangent curve to the right having a central angle of 77 degrees 21 minutes 43 seconds, a radius of 25.00 feet, and chord bearing North 41 degrees 29 minutes 19 seconds East for a distance of 31.25 feet; thence run along the arc of said curve for a distance of 33.76 feet to the point of tangency; thence run North 80 degrees 10 minutes 11 seconds East for a distance of 116.50 feet to the ending point of said easement.

All 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, 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 20th day of July, 2004.

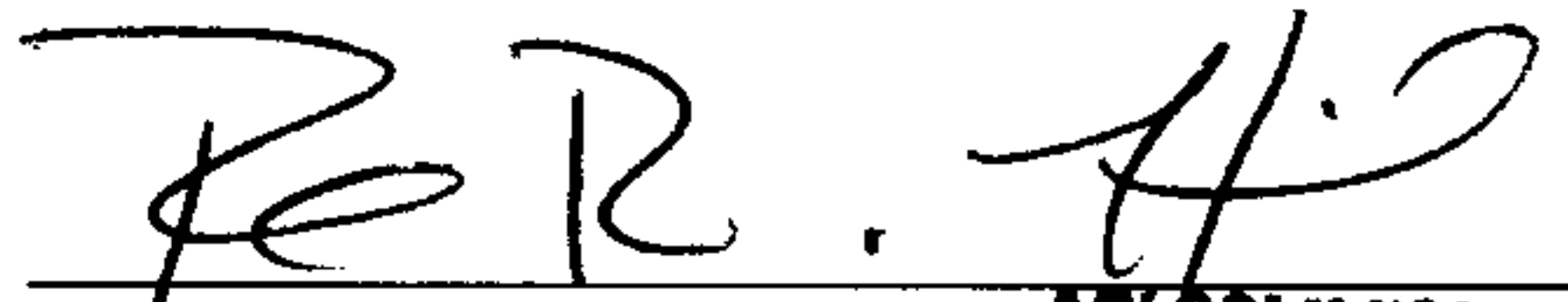
Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender

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

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 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 20th day of July, 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