


AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20040831000486730 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
08/31/2004 12:39:00 FILED/CERTIFIED

WHEREAS, Warren Todd McClinton, Jr., a married man and Angelia G. McClinton, his wife executed a mortgage to New South Federal Savings Bank, a Federally Chartered Savings Bank on the 25th day of April, 2002, on that certain real property hereinafter described, which mortgage is recorded in Instrument #20020509000218120, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Countrywide Home Loans Servicing LP by instrument recorded in Instrument No. 20030715000445810, 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 July 21, 28 and August 4, 2004, fixing the time of the sale of said property to be during the legal hours of sale on the 23rd day of August, 2004, 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 23rd day of August, 2004, 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 Servicing LP was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$94,556.04 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 Servicing LP, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Warren Todd McClinton, Jr. and Angelia G. McClinton 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 Servicing LP, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**A part of Lots A and B in Block 16, according to Joseph Squire's Map of the Town of Helena, as shown by Plat recorded in the Probate Office of Shelby county, Alabama, in Map Book 3, Page 121, more particularly described as follows: Commence at the Northwest corner of said lot A and run thence Southerly along the East margin of Third Street, to the Southwest corner of Lot B; thence Easterly along the South boundary of said Lot B, 100 feet; thence Northerly and perpendicular to the South boundary of said Lot B, 100 feet to the North boundary of Lot A; thence Westerly along the North boundary of Lot A, 106 feet, more or less, to the point of beginning; being situated in the Southwest quarter of Southwest quarter, Section 15, Township 20, Range 3 West.**

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 Servicing LP, the purchaser at said sale, its successors and assigns, forever.

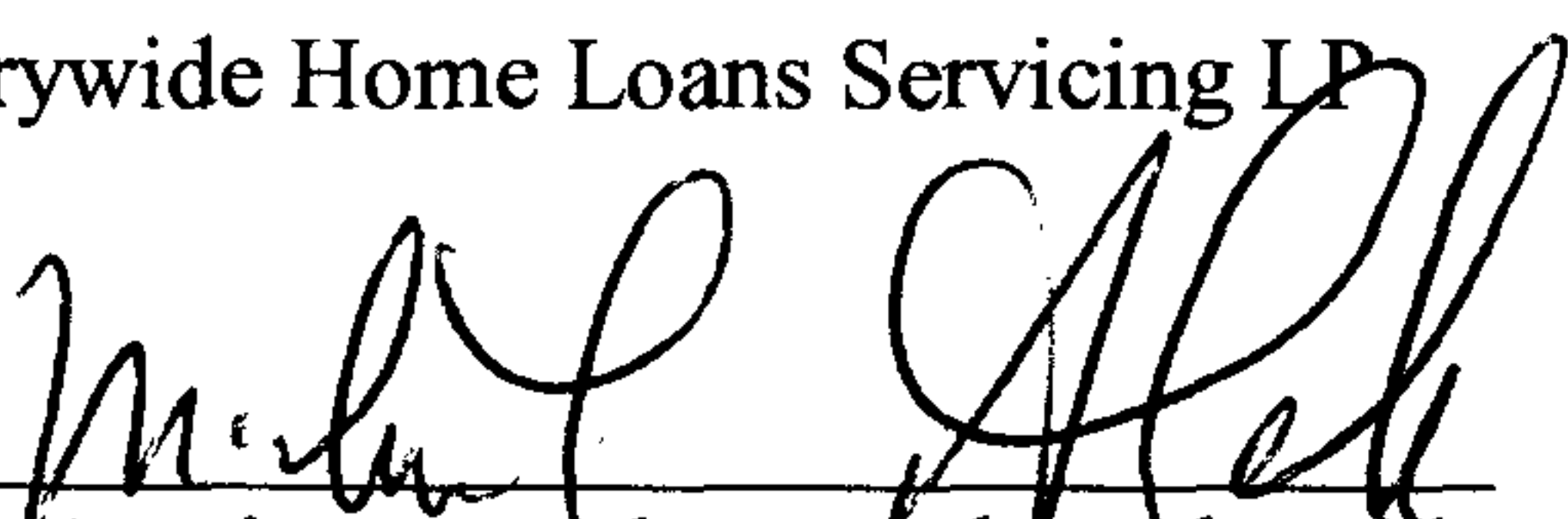
IN WITNESS WHEREOF, the said Countrywide Home Loans Servicing LP by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and



Warren Todd McClinton, Jr. and Angelia G. McClinton by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 23rd day of August, 2004.

Countrywide Home Loans Servicing LP

BY:

  
Auctioneer who conducted said sale and  
attorney-in-fact

Warren Todd McClinton, Jr. and Angelia G. McClinton

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 Servicing LP 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 23rd day of August, 2004.

  
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 Warren Todd McClinton, Jr. and Angelia G. McClinton 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 23rd day of August, 2004.

  
NOTARY PUBLIC

My Commission Expires: 10/16/04

Grantee's address:

7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, Texas 75024

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
Warren Todd McClinton, Jr. and Angelia G. McClinton  
Doc Id # 0006853461MN35