

SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#0004658367MN35)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of July, 1996, Robert James Wood, a single man, executed that certain mortgage on real property hereinafter described to Mortgage America, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1996-22190; having been re-recorded in Instrument Number 1996-24140, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans, Inc., by instrument recorded in Instrument Number 1997-39459, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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. 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 24, 2004, December 1, 2004, and December 8, 2004; and

WHEREAS, on January 4, 2005, 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. 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.; and

WHEREAS, Countrywide Home Loans, Inc. was the highest bidder and best bidder in the amount of Eighty Two Thousand Three Hundred Sixty Seven and 63/100 Dollars (\$82,367.63) on the indebtedness secured by said mortgage, the said Countrywide Home Loans, Inc., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Countrywide Home Loans, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at a 2 inch by 2 inch iron bar marking the Northeast Corner of Section 26, Township 21 South, Range 1 West; thence Southerly along the East boundary line of said Section 26, a distance of 320.37 feet (Deed, 325 feet more or less) to the Point of Beginning; thence continue along the same line of direction a distance of 263.0 feet to a concrete monument with a 2 1/2 inch brass disk marked "APCO" found in place; thence turn an angle of 88 degrees 14 minutes 50 seconds to the right and run a distance of 75.13 feet (Deed, 75.0 feet) to a concrete monument with a 2 1/2 inch brass disk marked "APCO" found in place; thence turn an angle of 91 degrees 45 minutes 10 seconds to the right and run a distance of 264.8 feet to an iron pin found in place; thence turn an angle of 89 degrees 37 minutes 12 seconds to the right and run a distance of 75.10 feet to the Point of Beginning. Said parcel of land is lying in the NE 1/4 of NE 1/4 Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. According to the Survey of Lewis H. King, Jr., registered L.S. #12847, dated June 19, 1996.

TO HAVE AND TO HOLD the above described property unto Countrywide Home Loans, Inc., 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. , 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 January, 2005.

Countrywide Home Loans, Inc.

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. , 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 Transferee.

Given under my hand and official seal on this 4th day of January, 2005.



Notary Public

MY COMMISSION EXPIRES JUNE 13, 2007

My Commission Expires: _____

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