20050324000131730 1/3 $422.00
Shelby Cnty Judge of Probate, AL
03/24/2005 10:18:04AM FILED/CERT

AUCTIONEER'S DEED

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, DAVID OLOWOKERE AND OMOSHALEWA L. OLOWOKERE, husband and wife executed a mortgage to FIRST FRANKLIN FINANCIAL CORPORATION on the 20th day of March, 1998, on that certain real property hereinafter described, which mortgage is recorded in Instrument #1998-09982, of the records in the Office of the Judge of Probate, Shelby County, Alabama, which mortgage was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE UNDER THE INDENTURE, DATED AS OF DECEMBER 14, 2001 BETWEEN SALOMON MORTGAGE LOAN TRUST 2001-CB4 AND U.S. BANK NATIONAL ASSOCIATION, C-BASS MORTGAGE LOAN ASSET-BACKED NOTES, WITHOUT RECOURSE, by instrument recorded in Instrument #20020529000/251190, of the 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 February 23, March 2 & 9, 2005, fixing the time of the sale of said property to be during the legal hours of sale on the 23rd day of March, 2005, 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

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WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 23rd day of March, 2005, 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 MAGIC CITY HOMEBUYERS, LLC was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of $405,001.00 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 U. S. Bank National Association, as Indenture Trustee under the Indenture, dated as of December 14, 2001 between Salomon Mortgage Loan Trust 2001-CB4 and U.S. Bank National Association, C-Bass Mortgage Loan Asset-Backed Notes, without recourse, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and David Olowokere and Omoshalewa L. Olowokere 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 MAGIC CITY HOMEBUYERS, LLC, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 35, according to the survey of Greystone, 7th Sector, Phase 1, as recorded in Map Book 18, Page 120, A, B, and C, in the Probate Office of Shelby County, Alabama.

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 MAGIC CITY HOMEBUYERS, LLC, the purchaser at said sale, its successors and assigns, forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama..

IN WITNESS WHEREOF, the said U. S. Bank National Association, as Indenture Trustee under the Indenture, dated as of December 14, 2001 between Salomon Mortgage Loan Trust 2001-CB4 and U.S. Bank National Association, C-Bass Mortgage Loan Asset-Backed Notes, without recourse by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and David Olowokere and Omoshalewa L. Olowokere by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals on this the 23rd day of March, 2005.

U. S. Bank National Association, as Indenture Trustee under the Indenture, dated as of December 14, 2001 between Salomon Mortgage Loan Trust 2001-CB4 and U.S. Bank National Association, C-Bass Mortgage Loan Asset-Backed Notes, without recourse

BY: _____

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Auctioneer who conducted said sale and
attorney-in-fact

David Olowokere and Omoshalewa L. Olowokere

By: Michael T. Atchison
Attorney-in-fact

Shelby County, AL 03/24/2005
State of Alabama
Deed Tax:$405.00

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 U. S. Bank National Association, as Indenture Trustee under the Indenture, dated as of December 14, 2001 between Salomon Mortgage Loan Trust 2001-CB4 and U.S. Bank National Association, C-Bass Mortgage Loan Asset-Backed Notes, without recourse 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 March, 2005.

Janet F Parson
NOTARY PUBLIC
My Commission Expires: 10/16/08

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 David Olowokere and Omoshalewa L. Olowokere 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 March, 2005.

Janet F Parson
NOTARY PUBLIC
My Commission Expires: 10/16/08

Grantee's address:

4828 Loop Central Drive
Houston, Texas 77081-2226

Grantor's address:

PO Box 381473
Birmingham, Alabama 35238