

## AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

**WHEREAS**, GREGORY THOMAS ARGO, SR. and ROXANNE K. ARGO executed a mortgage to Countrywide Home Loans, Inc. on the 28th day of July, 1998 on that certain real property hereinafter described, which mortgage is recorded in Instrument #1998-29063, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Bank of New York as trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-3 by instrument recorded in Instrument #20040902000491260 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 May 17th, 24th, and 31st, 2006, fixing the time of the sale of said property to be during the legal hours of sale on the 19th day of June, 2006, 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 19th day of June, 2006, 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 **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ASSET-BACKED CERTIFICATES, SERIES 2003-3** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$127,913.60 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 Bank of New York as trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-3, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Gregory Thomas Argo, Sr. and Roxanne K. Argo 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 **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ASSET-BACKED CERTIFICATES, SERIES 2003-3**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**LOT 8-A, ACCORDING TO THE MAP OF A RESURVEY OF WHISPERING PINES FARMS, AS RECORDED IN MAP BOOK 13, PAGE 131, IN THE OFFICE OF THE JUDGE OF PROBATE 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 **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ASSET-BACKED CERTIFICATES, SERIES 2003-3**, 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 Bank of New York as trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-3 by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Gregory Thomas Argo, Sr. and Roxanne K.

Argo by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals as of this the 19th day of June, 2006.

Bank of New York as trustee for the Certificateholders  
of Asset-Backed Certificates, Series 2003-3

BY: 

Auctioneer who conducted said sale and  
attorney-in-fact

Gregory Thomas Argo, Sr. and Roxanne K. Argo

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 Bank of New York as trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-3 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 19th day of June, 2006.

  
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 Gregory Thomas Argo, Sr. and Roxanne K. Argo 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 19th day of June, 2006.

  
NOTARY PUBLIC

My Commission Expires: 10/16/08

Grantee's address:

7105 Corporate Drive, 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  
Gregory Thomas Argo, Sr. and Roxanne K. Argo  
Doc ID # 0005986118MN35