


20060920000465620 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
09/20/2006 09:15:55AM FILED/CERT

SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#56985692)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of June, 2004, Alton Glass, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Countrywide Bank, a Division of Treasury Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #20040708000378590, said mortgage having subsequently been transferred and assigned to Countrywide Bank, N. A., by instrument recorded in, 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 Bank, N. A. 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 July 5, 2006, July 12, 2006, and July 19, 2006; and

WHEREAS, on August 15, 2006, 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 Bank, N. A. 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 Bank, N. A.; and

WHEREAS, Countrywide Bank, N. A. was the highest bidder and best bidder in the amount of One Hundred Five Thousand Six Hundred Ninety Four and 30/100 Dollars (\$105,694.30) on the indebtedness secured by said mortgage, the said Countrywide Bank, N. A., 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 Bank, N. A. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel One

The North one-half of the following described property: Commence at a point on the base line, which point is the Section corner between Sections 3 and 4, Township 24 North, Range 13 East, and run East along base line 1116 feet to an iron stake for a Point of Beginning; thence run North 342 feet to the center line of the Southern Bell Telephone Company; thence in an Easterly direction along the center line of said Telephone Company line 445 feet; more or less, to the East line of Farm Tract 443, according to Lloyd's Map or to the Norwood Property; thence South along the East line of said tract, 452 feet to the base line; thence West along said base line 326 feet to the Point of Beginning; being situated in Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

Parcel Two

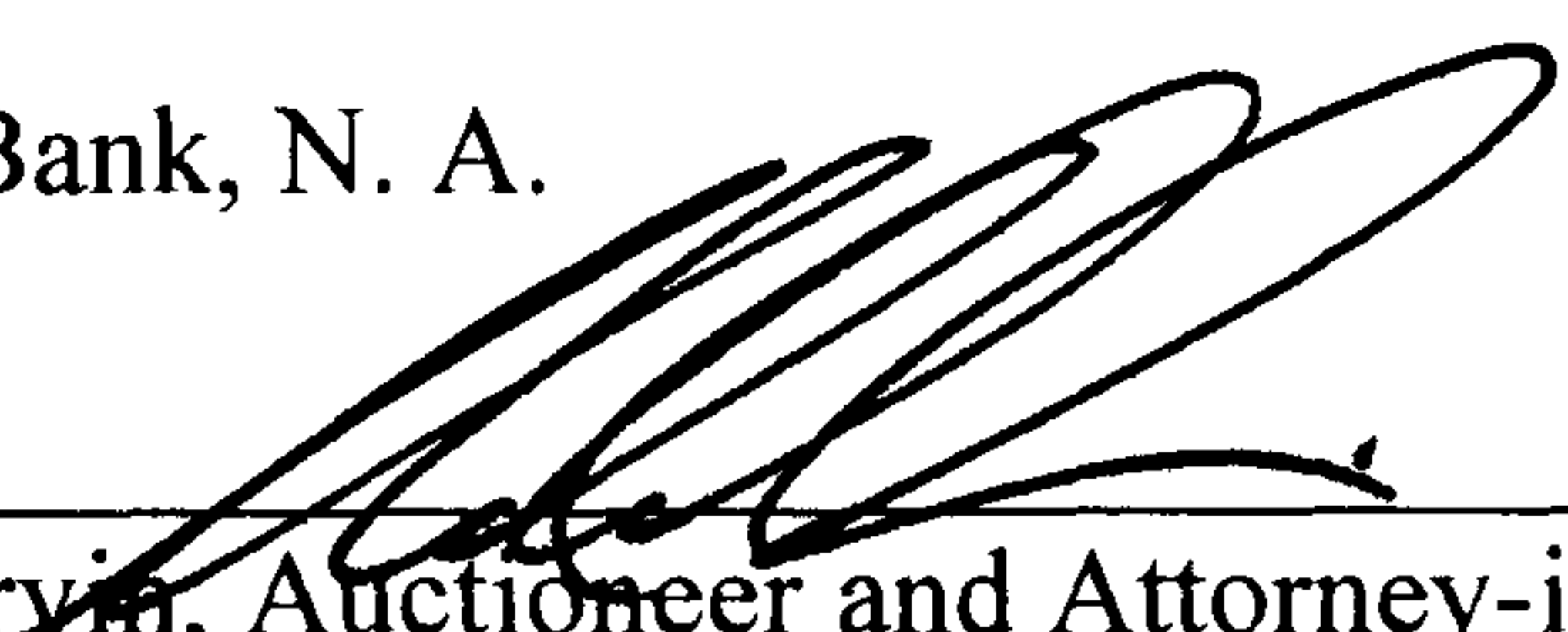
A strip of land 50 feet in uniform width lying South of and adjacent to property conveyed to Alton Glass and wife, Christine Glass by deed recorded in Real Book 279 Page 335 in the Probate Records of Shelby County, Alabama, being otherwise described as follows: Begin at the Southwest corner of property conveyed to Alton Glass and Christine Glass by deed recorded in Real Book 279 Page 335 in the Probate Records of Shelby County, Alabama, and run thence in an Easterly direction along the Southern boundary of said property previously conveyed to Alton Glass and Christine Glass, a distance of 363 feet, more or less, to a point which is the Southeast corner of the said property previously conveyed to Alton Glass and Christine Glass; thence run Southerly along the boundary of property owned by Samuel Glass and wife, Ramona F. Glass a distance of 50 feet to a point; thence turn to the right and run Westerly parallel with the Southern boundary of the property previously conveyed to Alton Glass and Christine Glass a distance of 363 feet, more or less to a

point on the boundary of property formerly owned by Katie R. Glass; thence turn to the right and run in a Northerly direction 50 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto Countrywide Bank, N. A., 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 Bank, N. A. , 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 15th day of August, 2006.

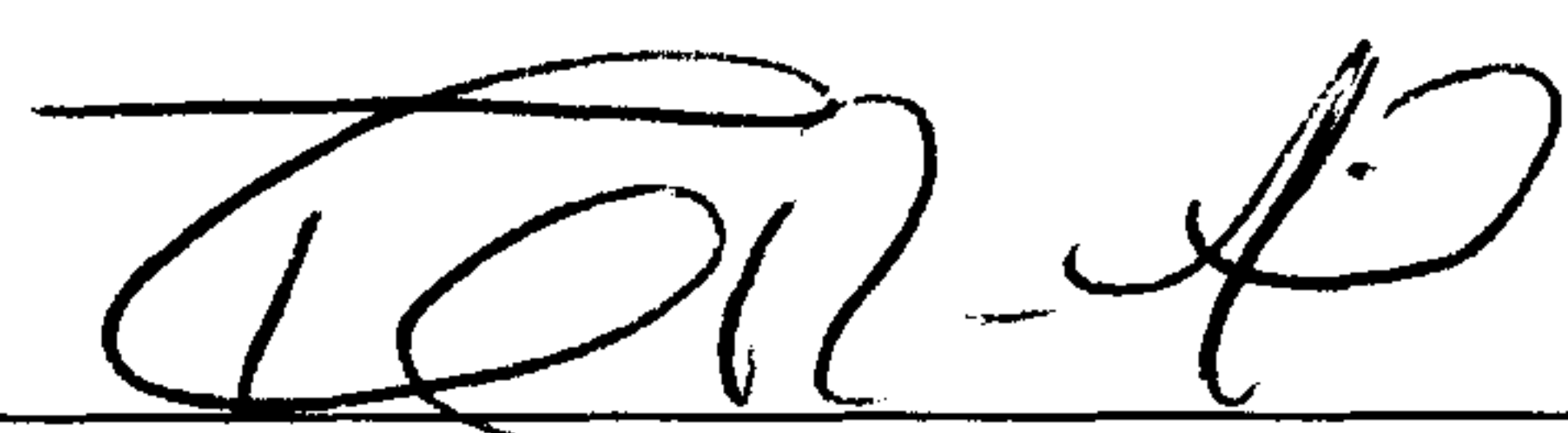
Countrywide Bank, N. A.

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 Bank, N. A. , 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 15th day of August, 2006.



Notary Public
My Commission Expires: MY COMMISSION EXPIRES JUNE 13, 2007

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