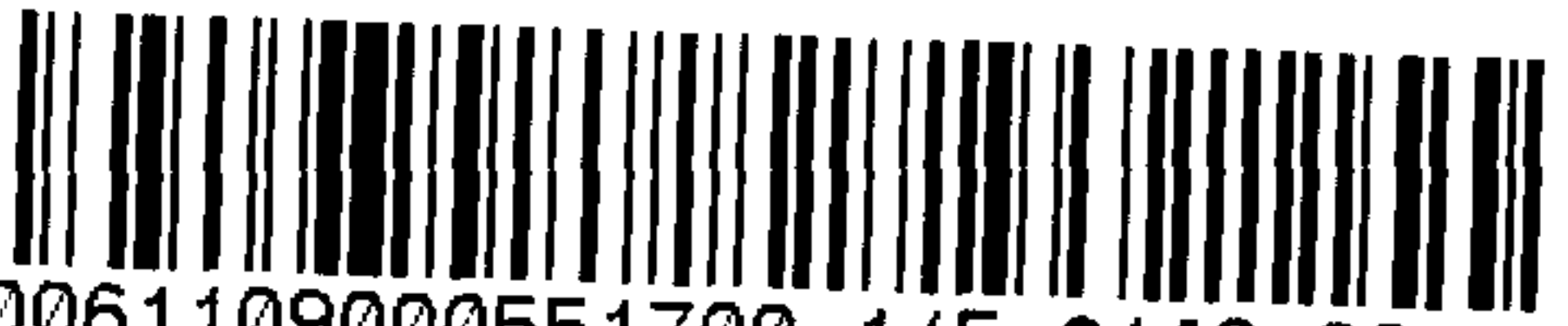


This instrument prepared by:
Ginny Rutledge, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205

SEND TAX NOTICE TO:
William Randall Yancey
936 Ryecroft Road
Pelham, AL 35124


20061109000551700 1/5 \$142.00
Shelby Cnty Judge of Probate, AL
11/09/2006 10:47:01AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

DEED OF REDEMPTION

WHEREAS, heretofore, on, to-wit: the 13th day of November, 2003, Keri Bean McMahon, a single woman, 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, Instrument Number 20040114000025920; which said Mortgage was assigned and transferred to Countrywide Bank, N.A., by Instrument Number 20060821000408080 in the aforesaid Probate Office; and

WHEREAS, default was made by the said Mortgagor in the payment of the indebtedness secured by said mortgage, and the said mortgage was duly foreclosed in accordance with the terms and provisions provided for therein on the 29th day of August, 2006, and a Foreclosure Deed was executed and recorded in the aforesaid Probate Office in Instrument Number 20061012000504660; said Foreclosure Deed reveals that Countrywide Bank, N.A., purchased all of the real property described in said mortgage at said foreclosure sale; and

WHEREAS, in accordance with the Statutes of Alabama, William Randall Yancey as purchaser of the Mortgagor's redemption rights and said assignment of redemption rights being attached hereto as "Exhibit A", has exercised his right of redemption from the said foreclosure sale and has paid to Countrywide Bank, N.A. the amount of (\$118,838.28), and has requested that

Countrywide Bank, N.A. execute and deliver to William Randall Yancey a Deed of Redemption covering the property described in said mortgage;

NOW, THEREFORE, in consideration of the premises and of the payment to Countrywide Bank, N.A. by William Randall Yancey, the amount of (\$118,838.28) in connection therewith, the receipt whereof is hereby acknowledged, the said Countrywide Bank, N.A., does hereby remise, release, quit claim and convey unto William Randall Yancey, all of the right, title, and interest acquired by the said Countrywide Bank, N.A., under and by virtue of the foreclosure of the mortgage and conveyance of the property, as referred to hereinabove, in and to the following described property situated in Shelby County, Alabama:

Lot 10, Block 3, according to the Survey of Cahaba Valley Estates, 3rd Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale.

TO HAVE AND TO HOLD unto the said William Randall Yancey forever.

IN WITNESS WHEREOF, the said Countrywide Bank, N.A., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27 day of Oct, 2006.

Countrywide Bank, N.A.

By: [Signature]

Its: KIMBERLY DAWSON, 1ST VICE PRESIDENT

STATE OF TEXAS)
COUNTY OF COLLIN)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KIMBERLY DAWSON, 1ST VICE PRESIDENT, whose name as Countrywide Bank, N.A., 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/she, as such member and with full authority, executed the same voluntarily as and for the act of said company as aforesaid.

Given under my hand and seal this _____ day of _____, 2006.

[Signature: Sandra L. Rivers]
Notary Public

My Commission Expires: May 5, 2010





20061109000551700 4/5 \$142.00
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CONTRACT FOR SALE OF REDEMPTION RIGHT

The parties, William Randall Yancey (hereinafter referred to as "buyer"), and Keri Bean McMahon (hereinafter referred to as "seller"), enter into this contract for sale of seller's right of redemption as follows:

1- Seller represents to buyer that, within the last year (365 days) of execution of this document, she was the owner of a specific parcel of real estate described as follows:

936 Ryecroft Rd
Pelham, AL 35124

Parcel ID: 13-1-01-3-003-082.000
Subdivision: Cahaba Valley Estates, 3rd Sector,
Pelham, AL
Map 131013000
Plat 5
Subdivision 3
SSD1: 2
Ward: 8
Page: 107
Lot: 10
District: 8
Document No: 20030070647000000

2- Seller represents to buyer that above-described real estate was foreclosed on by seller's previous mortgage company within the last year (365 days) of execution of this document, and that within the last year seller did nothing under Alabama law that would cause her statutory right of redemption under Alabama law to become forfeit. Further seller represents that she has neither sold nor assigned her right of redemption to any party prior to execution of this document.

3- Seller hereby conveys, transfers and forever relinquishes all possible claims she may have to above-described property, including her right of redemption, for the sum of Five Thousand Dollars and zero cents (\$5,000.00) cash in hand to buyer.

Executed on this the 3rd day of OCTOBER, 2006

Keri Bean McMahon
Keri Bean McMahon

William Randall Yancey
William Randall Yancey

RECEIVED

\$1,000.00

CASH

4000.00

check # 1012

5,000.00

wpy km

NOTORIZATION

20061109000551700 5/5 \$142.00
Shelby Cnty Judge of Probate, AL
11/09/2006 10:47:01AM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said State and County, subscribed and sworn to before me by the above named Keri Bean McMahon who is known to me or who has produced reasonable identification that the foregoing statements were true and accurate and made his/her own free act and deed.

Given under my hand and seal on this the 3rd day of OCTOBER, 2006.



[Signature]
Notary Public-State of Alabama at Large

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 22, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 11/09/2006
State of Alabama

Deed Tax: \$119.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said State and County, subscribed and sworn to before me by the above named William Randall Yancey who is known to me or who has produced reasonable identification that the foregoing statements were true and accurate and made his/her own free act and deed.

Given under my hand and seal on this the 3rd day of OCTOBER, 2006.



[Signature]
Notary Public-State of Alabama at Large

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 22, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS