



20070110000015950 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/10/2007 03:08:10PM FILED/CERT

SEND TAX NOTICE TO:

Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#59110473)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of June 2004, Lisa Stites & David Stites as wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Heritage Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040701000363110, said mortgage having subsequently been transferred and assigned to Bank of New York as Trustee for the Certificate Holders of CWABS 04-08, by instrument *Book 2006 1108000549740* recorded 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 Bank of New York as Trustee for the Certificate Holders of CWABS 04-08 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 October 18, 2006, October 25, 2006, and November 1, 2006; and

WHEREAS, on November 21, 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 Bank of New York as Trustee for the Certificate Holders of CWABS 04-08 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 Bank of New York as Trustee for the Certificate Holders of CWABS 04-08; and

WHEREAS, Bank of New York as Trustee for the Certificate Holders of CWABS 04-08 was the highest bidder and best bidder in the amount of Two Hundred Thirty Nine Thousand-Sixty Five and 50/100 Dollars (\$239,065.50) on the indebtedness secured by said mortgage, the said Bank of New York as Trustee for the Certificate Holders of CWABS 04-08, 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 Bank of New York as Trustee for the Certificate Holders of CWABS 04-08 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the Southeast corner of said 1/4 1/4 Section and run North 87 degrees 20 minutes 21 seconds West along the South line of said 1/4 1/4 Section for 671.01 feet to a point on the Easterly right of way line of Shelby County Road No. 36; thence run North 21 degrees 16 minutes 02 seconds West along said right of way line for 220.08 feet to the point of beginning of the tract of land herein described; thence continue along the last described course and along said road right of way for 251.05 feet; thence run North 42 degrees 13 minutes 18 seconds East for 69.16 feet; thence run South 50 degrees 17 minutes 53 seconds East for 256.52 feet; thence run South 39 degrees 42 minutes 07 seconds West for 142.21 feet to the point of beginning of a curve to the right, having a radius of 150.00 feet and a central angle of 12 degrees 24 minutes 21 seconds; thence run along said curve a chord bearing of South 45 degrees 54 minutes 18 seconds West for 32.48 feet to the end of said curve and the point of beginning of a curve to the right, having a radius of 25.00 feet and a central angle of 106 degrees 37 minutes 29 seconds; thence run along said curve a chord bearing of North 74 degrees 34 minutes 47 seconds West for 46.52 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Bank of New York as Trustee for the Certificate Holders of CWABS 04-08, 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, Bank of New York as Trustee for the Certificate Holders of CWABS 04-08, 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 21st day of November, 2006.

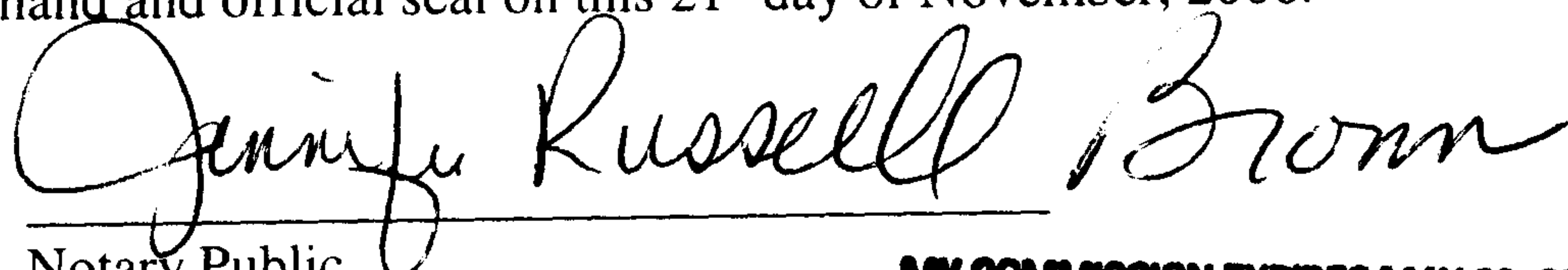
Bank of New York as Trustee for the Certificate Holders of CWABS 04-08

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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 Bank of New York as Trustee for the Certificate Holders of CWABS 04-08, 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 21st day of November, 2006.



Notary Public

MY COMMISSION EXPIRES MAY 30, 2010

My Commission Expires: _____

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