20070131000046420 1/2 $15.00
Shelby Cnty Judge of Probate, AL
01/31/2007 10:19:55AM FILED/CERT

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, JOEL K. INMAN, a single man executed a mortgage to Allied Mortgage Capital Corporation on the 26th day of June, 1996 on that certain real property hereinafter described, which mortgage is recorded in Instrument #1996-21276, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. by instrument recorded in Instrument #2001-41592 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 December 6th, 13th, and 20th, 2006, fixing the time of the sale of said property to be during the legal hours of sale on the 2nd day of January, 2007, 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 2nd day of January, 2007 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 **COUNTRYWIDE HOME LOANS, INC.** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **$94,397.89** 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 Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc., by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Joel K. Inman 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 **COUNTRYWIDE HOME LOANS, INC.**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

A PARCEL OF LAND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 WEST, RUN THENCE NORTH ALONG THE WEST BOUNDARY OF SAID NW 1/4 OF SW 1/4 A DISTANCE OF 659.22 FEET; THENCE TURN 88 DEGREES 58 MINUTES 35 SECONDS RIGHT AND RUN 603.56 FEET; THENCE TURN 102 DEGREES 26 MINUTES 10 SECONDS RIGHT AND RUN 106.82 FEET; THENCE TURN 102 DEGREES 50 MINUTES 50 SECONDS LEFT AND RUN 214.92 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LOT; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 205.0 FEET TO A POINT ON THE WEST BOUNDARY OF COUNTY HIGHWAY NO.47 (80 FOOT RIGHT OF WAY); THENCE TURN 102 DEGREES 39 MINUTES 05 SECONDS RIGHT AND RUN 249.83 FEET ALONG SAID HIGHWAY BOUNDARY; THENCE TURN 88 DEGREES 15 MINUTES RIGHT AND RUN 175.0 FEET; THENCE TURN 84 DEGREES 56 MINUTES 30 SECONDS RIGHT AND RUN 211.77 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN 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 **COUNTRYWIDE HOME LOANS, INC.**, 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 Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Joel K. Inman by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals as of this the 2nd day of January, 2007.

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Mortgage Electronic Registration Systems, Inc. (MERS)
acting solely as nominee for Countrywide Home Loans, Inc.

BY: _____
Auctioneer who conducted said sale and attorney-in-fact

Joel K. Inman

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 Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. 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 2nd day of January, 2007.

_____
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 Joel K. Inman 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 2nd day of January, 2007.

_____
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
Doc ID # 0009998938MN35