


SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#20330926)


20070228000091490 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/28/2007 03:35:14PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of October, 2002, Theresa Royal Marshall, and Steven L. Marshall, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Full Spectrum Lending, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20021021000516540, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans, Inc., by instrument recorded in ^{Inst. # 20070116000023650} 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 Home Loans, Inc. 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 November 22, 2006, November 29, 2006, and December 6, 2006; and

WHEREAS, on January 2, 2007, 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 Home Loans, Inc. 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 Home Loans, Inc.; and

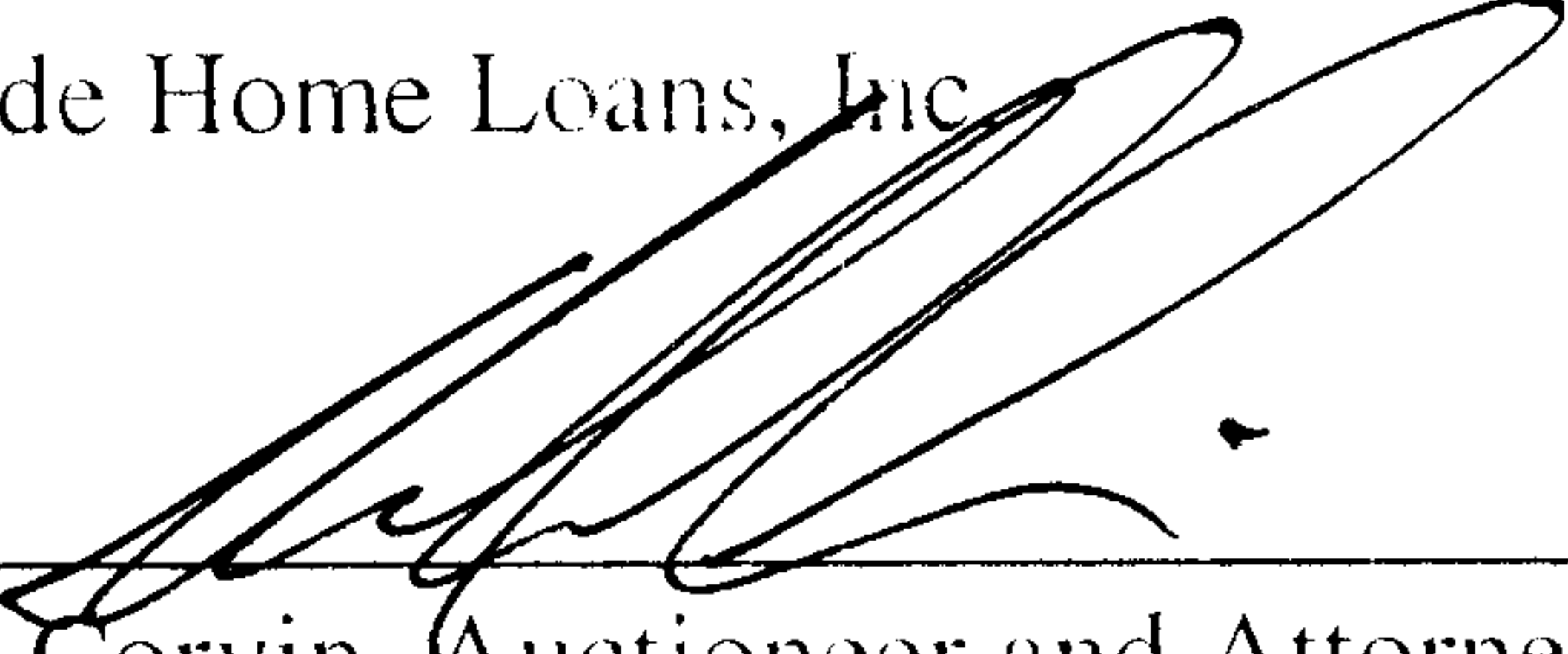
WHEREAS, Fannie Mae was the highest bidder and best bidder in the amount of One Hundred Forty Two Thousand-Five Hundred-Twenty and 37/100 Dollars (\$142,520.37) on the indebtedness secured by said mortgage, the said Countrywide Home Loans, Inc., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known as part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 2 West and being more particularly described as follows: Commence at the Northeast corner of said quarter-quarter section; thence West along the North line of same a distance of 220.0 feet; thence 49 degrees 38 minutes to the left in a Southwesterly direction a distance of 25.02 feet; thence 80 degrees 46 minutes to the left in a Southeasterly direction a distance of 150.0 feet; thence 80 degrees 46 minutes to the right in a Southwesterly direction a distance of 247.63 feet; thence 02 degrees 24 minutes to the left in a Southeasterly direction a distance of 30.03 feet; thence 57 degrees 36 minutes to the left in a Northeasterly direction a distance of 10.0 feet to the point of beginning; thence continue along the last named course a distance of 120.11 feet; thence 39 degrees 39 minutes to the right in a Southeasterly direction a distance of 217.41 feet; thence 89 degrees 42 minutes to the right in a Southwesterly direction a distance of 130.36 feet; thence 105 degrees 35 minutes to the right in a Northwesterly direction a distance of 62.76 feet; thence 17 degrees 40 minutes to the left in a Northwesterly direction a distance of 157.50 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Fannie Mae, 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.

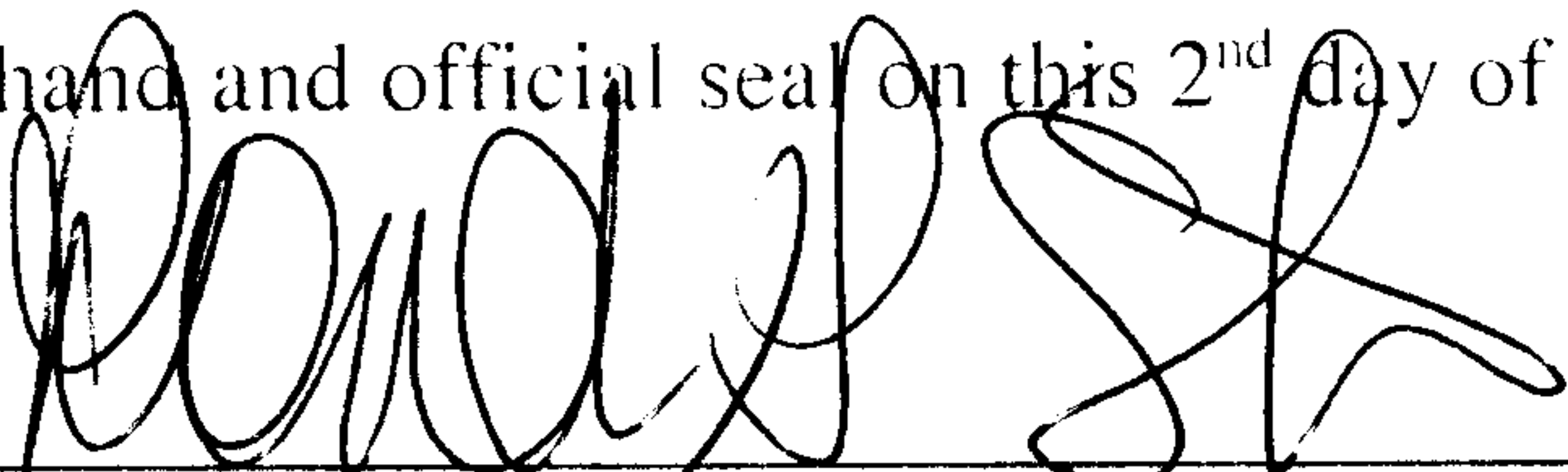
IN WITNESS WHEREOF, Countrywide Home Loans, Inc. , has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 2nd day of January, 2007.

Countrywide Home Loans, Inc.
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 Countrywide Home Loans, Inc. , 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 2nd day of January, 2007.


Notary Public
My Commission Expires: MY COMMISSION EXPIRES MARCH 28, 2007

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