

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, MICHAEL S. CLARK and ASHLEY W. CLARK, Husband and Wife executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. on the 31st day of August, 2001 on that certain real property hereinafter described, which mortgage is recorded in Instrument #2001-38407, of the records in the Office of the Judge of Probate, Shelby County, Alabama; 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 June 20th, 27th and July 4th, 2007, fixing the time of the sale of said property to be during the legal hours of sale on the 16th day of July, 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 16th day of July, 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 **\$133,899.92** 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 Michael S. Clark and Ashley W. Clark 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:

LOT 80, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE TWO, FIRST ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 35, IN THE PROBATE OFFICE OF 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 Michael S. Clark and Ashley W. Clark, Husband and Wife, and Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

McFadden

BY: Michael T. Atchison
Michael T. Atchison
As Attorney-in-Fact and Auctioneer

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 and auctioneer for Michael S. Clark and Ashley W. Clark, Husband and Wife, and 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 16th day of July, 2007.


David J. Pearson
NOTARY PUBLIC
My Commission Expires: 10/16/08

Grantee's address:

5401 North Beach Street
FWTX-35
Fort Worth, Texas 76137

This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
Doc ID # 2151950MN35


20070807000368760 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/07/2007 03:11:24PM FILED/CERT