


SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#81128438)


20070910000423360 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/10/2007 12:16:35PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of January, 2005, Elizabeth Ann Aber, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for First Magnus Financial Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050218000080560, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans, Inc., by instrument recorded in Instrument No. 20070524000243440, 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 July 18, 2007, July 25, 2007, and August 1, 2007; and

WHEREAS, on August 14, 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 Four Thousand Two Hundred Twenty-Nine and 51/100 Dollars (\$104,229.51) 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:

From the Southeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North a distance of 1528.63 feet; thence turn an angle of 89 degrees 12 minutes 20 seconds left and proceed West a distance of 948.33 feet to the point of beginning of herein described parcel of land; thence continue West along said course a distance of 309.98 feet; thence turn an angle of 89 degrees 43 minutes 50 seconds left and proceed South a distance of 766.67 feet to a point on the North boundary of a 60 foot road; thence turn an angle of 91 degrees 36 minutes 14 seconds left and proceed East along the North boundary of said 60 foot road a distance of 310.10 feet; thence turn an angle of 88 degrees 23 minutes 46 seconds left and proceed North parallel to the West boundary of herein described parcel of land a distance of 759.45 feet to the point of beginning of herein described parcel of land.

The above described parcel of land is located in the South one-half of the NW 1/4 and the North one-half of the SW 1/4 of Section 3, Township 19 South, Range 2 East, 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 14th day of August, 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 14th day of August, 2007.




Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 28, 2011

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


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