

SEND TAX NOTICE TO:

Countrywide Home Loans, Inc.  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024  
(#157485019)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of January, 2007, John R. Saunders, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Countrywide Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070205000052700, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans, Inc., by instrument recorded in, 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 August 8, 2007, August 15, 2007, and August 22, 2007; and

WHEREAS, on September 11, 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, Countrywide Home Loans, Inc. was the highest bidder and best bidder in the amount of Two Million Twenty-Three Thousand Nine Hundred Twenty-Eight and 81/100 Dollars (\$2,023,928.81) 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 Countrywide Home Loans, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence N 87 degrees 20 minutes 48 seconds W along the North line of said quarter-quarter a distance of 1195.86 feet to a found rebar corner on the Southeast margin of Shelby County Highway No. 55; thence run S 25 degrees 51 minutes 11 seconds W along said margin of said highway 267.52 feet to a point; thence run S 28 degrees 27 minutes 23 seconds W 180.97 feet to a point; thence run S 28 degrees 24 minutes 26 seconds W 291.78 feet to a point; thence run S 29 degrees 22 minutes 31 seconds W 66.27 feet to set rebar corner; thence run S 40 degrees 16 minutes 12 seconds E 614.17 feet to a set rebar corner; thence run S 71 degrees 43 seconds 28 minutes E 634.95 feet to a set rebar corner; thence run S 44 degrees 47 minutes 35 seconds E 264.40 feet to set rebar corner; thence run S 30 degrees 29 minutes 59 seconds E 141.74 feet to a set rebar corner; thence run S 12 degrees 48 minutes 47 seconds E 287.37 feet to a set rebar corner; thence run S 31 degrees 01 minutes 51 seconds W 193.09 feet to a set rebar corner; thence run S 61 degrees 57 minutes 20 seconds W 590.25 feet to a set rebar corner; thence run N 54 degrees 07 minutes 07 seconds W a distance of 814.65 feet to a set rebar corner; thence run N 59 degrees 12 minutes 06 seconds W 587.71 feet to a set rebar on the Southeasterly margin of Shelby County Highway No. 55; thence run N 20 degrees 19 minutes 13 seconds E along said margin of said highway 283.14 to a point; thence run N 26 degrees 07 minutes 16 seconds E along said margin 225.52 feet to a point; thence run N 30 degrees 43 minutes 06 seconds E along said margin of highway 55 a distance of 378.53 feet to a point; thence run N 29 degrees 22 minutes 31 seconds E along said margin 147.87 feet to a Point of Beginning. Less and except any portion of subject property lying within a road right of way.

TO HAVE AND TO HOLD the above described property unto Countrywide Home Loans, Inc., 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 11<sup>th</sup> day of September, 2007.

Countrywide Home Loans, Inc.

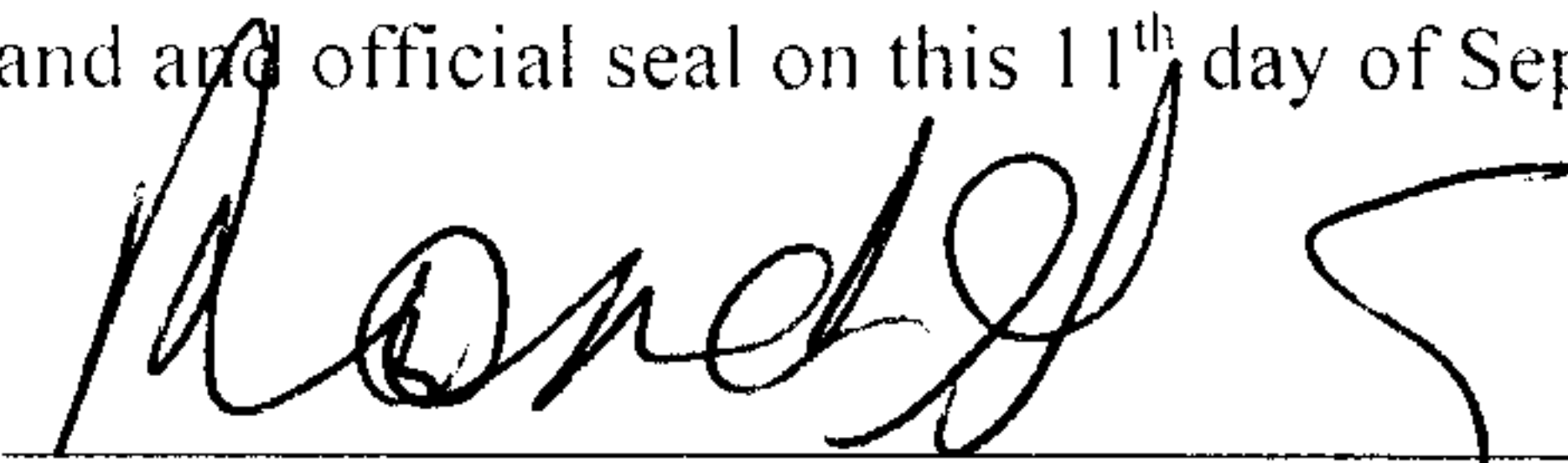
By: 

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 11<sup>th</sup> day of September, 2007.



Notary Public

**MY COMMISSION EXPIRES MARCH 28, 2011**

My Commission Expires: \_\_\_\_\_

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