

SEND TAX NOTICE TO:
Everhome Mortgage Company
8100 Nations Way
Jacksonville, FL 32256
(#9000361438)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of February, 2006, Patti S. Featheringill, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Mortgagebanc, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060217000080820 , said mortgage having subsequently been transferred and assigned to Everhome Mortgage Company, by instrument recorded in Instrument Number 20070601000256200, in the aforesaid Probate Office ("Transferee"); 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 Everhome Mortgage Company 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 December 26, 2007, January 2, 2008, and January 9, 2008; and

WHEREAS, on January 22, 2008, 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 Everhome Mortgage Company

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 as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Everhome Mortgage Company; and

WHEREAS, Everhome Mortgage Company, was the highest bidder and best bidder in the amount of One Hundred Twenty-Eight Thousand One Hundred Twenty-One And 82/100 Dollars (\$128,121.82) on the indebtedness secured by said mortgage, the said Everhome Mortgage Company, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Everhome Mortgage Company all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

TRACT A: The Eastern 25 foot of the following described property, also being known as "Tract A", for the purpose of egress and ingress:

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the West boundary of said Section 14 a distance of 668.00 feet to the point of beginning; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run 260.44 feet; thence turn left 88 degrees 40 minutes 30 seconds and run 5.86 feet; thence turn left 47 degrees 50 minutes 24 seconds and run 597.37 feet to a point on the Westerly boundary of said Section 14; thence turn left 90 degrees 00 minutes and run South along said Westerly boundary line 280.75 feet to the point of beginning.

TRACT B: Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East and run North along the Westerly boundary of said Section 14 a distance of 948.75 feet to the point of beginning; thence turn right 90 degrees 00 minutes and run 597.37 feet thence turn left 132 degrees 09 minutes 36 seconds and run 522.90 feet to a point on the South side of Bear Creek; thence turn left and run Westerly along the South side of Bear Creek 320 feet to the Westerly line of said Section 14; thence run South along said Westerly boundary 457.57 feet to the point of beginning.

ALSO: A perpetual non exclusive easement of ingress and egress being described as: 25 foot access easement lying 12.5 feet on either side of a centerline herein described; Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence turn North along the West line of said Section a distance of 668.0 feet; thence turn right 92 degrees 06 minutes 13 seconds and run Easterly a distance of 419.45 feet; thence turn left 99 degrees 00 minutes 49 seconds and run Northwesterly a distance of 122.15 feet; thence turn right 53 degrees 25 minutes 30 seconds and run Northeasterly a distance of 247.94 feet to a point on the centerline of said access easement, thence turn right 91 degrees 19 minutes 30 seconds and run Southeasterly a distance of 600 feet to the Northwesterly right of way line of Shelby County Highway #45 and the point of ending of said easement.



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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD the above described property unto Everhome Mortgage Company , 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, Everhome Mortgage Company , has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 22, 2008.


Everhome Mortgage Company

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

By: 
Michael Corvin, Member

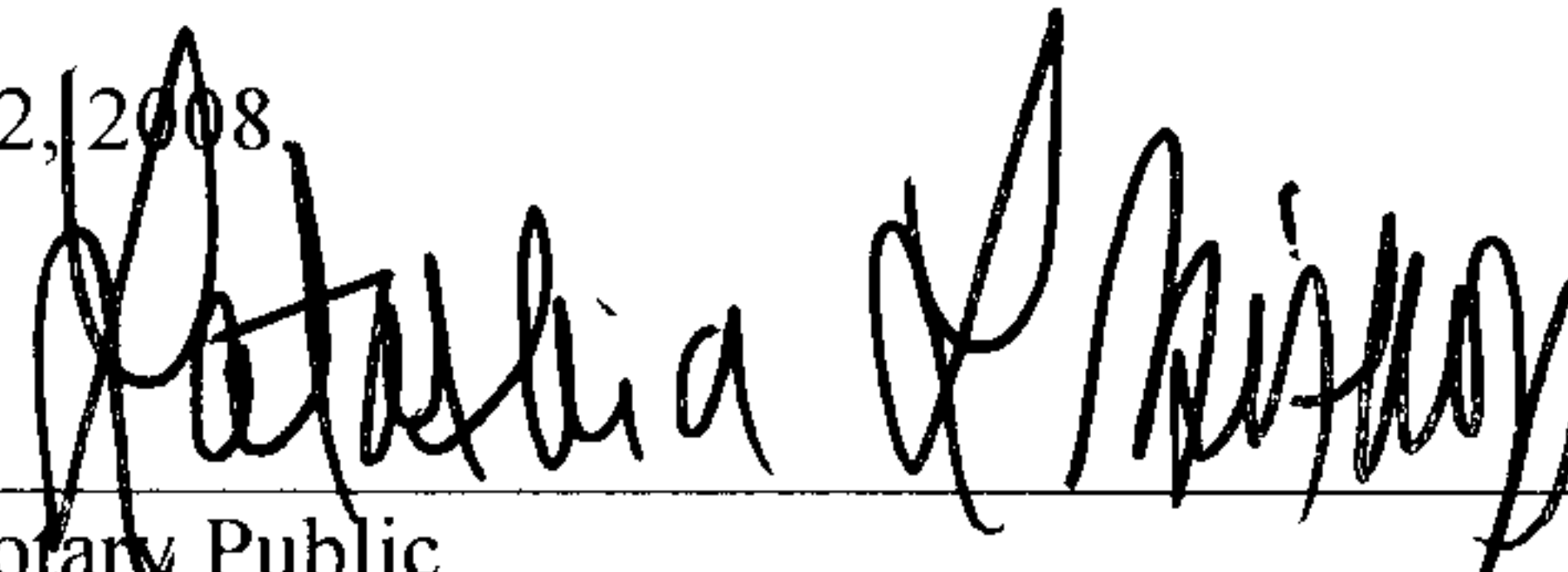
STATE OF ALABAMA)

COUNTY OF JEFFERSON)


20080213000059230 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for Everhome Mortgage Company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this January 22, 2008.


Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES FEBRUARY 11, 2008