

  
20080422000162430 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/22/2008 10:12:09AM FILED/CERT

SEND TAX NOTICE TO:  
Countrywide Home Loans, Inc.  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024  
(#83501824)

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of October, 2004, Donald C. Young and wife, Jennifer L. Young, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041104000609230, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans, Inc., by instrument recorded in Instrument Number 20070914000433450, 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 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 March 12, 2008, March 19, 2008, and March 26, 2008; and

WHEREAS, on April 11, 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 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, Aaron Warner 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 Ninety-Six Thousand Four Hundred Ninety And 44/100 Dollars (\$96,490.44) on the indebtedness secured by said mortgage, the said Countrywide Home Loans, Inc., by and through Aaron Warner 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 NE corner of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said 1/4-1/4 Section a distance of 820.47 feet to the West right of way of the Columbiana-Kingdom Highway, and the point of beginning; thence continue West along the North line of said 1/4-1/4 Section a distance of 274.92 feet; thence turn an angle of 139 degrees 06 minutes to the left and run a distance of 416.51 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 180.00 feet to the West right of way of said Highway; thence turn an angle of 90 degrees 00 minutes to the left and run along the West line of said Highway a distance of 208.71 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama.

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 Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this April 11, 2008.

Countrywide Home Loans, Inc. By:  
Aaron Warner  
Aaron Warner, 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 Aaron Warner, 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 April 11, 2008.

Hester King  
Notary Public  
My Commission Expires  
**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: June 10, 2005**  
**BONDED THROUGH NOTARY PUBLIC UNDERWRITERS**

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