

SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#114735534)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of June, 1998, Allan R. Barnett and Patricia R. Barnett, husband and wife, executed that certain mortgage on real property hereinafter described to MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1998-24631, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3, by instrument recorded in Instrument Number 20080417000157330, 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 U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3 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 April 2, 2008, April 9, 2008, and April 16, 2008; and

WHEREAS, on April 29, 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 U.S. Bank National Association as

Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3 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 U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3; and

WHEREAS, U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3, was the highest bidder and best bidder in the amount of Seventy-One Thousand Seven Hundred Forty-One And 65/100 Dollars (\$71,741.65) on the indebtedness secured by said mortgage, the said U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3, 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 U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run North 1 degrees 07 minutes 08 seconds East along the East boundary of said Section 36 for 1317.75 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence turn an angle of 90 degrees 55 minutes 32 seconds to the left and run 315.10 feet to a point on the West right of way line of County Highway 61, thence turn an angle of 88 degrees 15 minutes 46 seconds to the right and run along said right of way for 890.00 feet; thence turn an angle of 88 degrees 15 minutes 46 seconds to the left and run 491.84 feet to the point of beginning; thence continue along the last described course for 282.96 feet; thence turn an angle of 89 degrees 08 minutes 41 seconds to the left and run 208.70 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run 135.47 feet; thence turn an angle of 53 degrees 41 minutes 40 seconds to the left and run 256.63 feet to the point of beginning. Said parcel is lying in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 36, Township 20 South, Range 1 East.

Also, a perpetual road easement and right of way: Commence at the Southeast corner of the above described parcel of land; thence run in a Southeasterly direction, perpendicular to East line of said parcel of land for 25.0 feet to the point of beginning of the centerline of road easement; thence run in a Northeasterly direction, parallel to and 25.0 feet from said East line of said described parcel for 147.33 feet; thence proceed along a curve to the right, having a radius of 145.20 feet and central angle of 57 degrees 42 minutes 22 seconds for an arc distance of 146.24 feet; thence run along a tangent for 411.90 feet to the point of intersection with the West right of way line of County Highway 61; said easement shall be 25.0 feet either side of above described centerline and lies in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 36, Township 20 South, Range 1 East.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3 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, U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3, 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 April 29, 2008.

U.S. Bank National Association as Trustee for the
Benefit of the Certificate Holders CWMBS, Inc.
Reperforming Loan REMIC Trust Certificates, Series
2005-R3

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


By: 
Michael Corvin, Member

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 member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for U.S. Bank National Association as Trustee for the Benefit of the Certificate Holders CWMBS, Inc. Reperforming Loan REMIC Trust Certificates, Series 2005-R3, 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 April 29, 2008.


Notary Public
My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: June 10, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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