

SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#76715358)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of October, 2004, John Mahan, Kimberly Mahan, as husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Full Spectrum Lending, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20041006000551880, said mortgage having subsequently been transferred and assigned to Bank of New York, as trustee for the Certificate Holders of CWABS 2004-12, by instrument recorded in Instrument # 20070207000057610, 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 Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12 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 May 7, 2008, May 14, 2008, and May 21, 2008; and

WHEREAS, on June 6, 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 Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12 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 Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12; and

WHEREAS, Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12, was the highest bidder and best bidder in the amount of One Hundred Twenty Thousand Seven Hundred And 00/100 Dollars (\$120,700.00) on the indebtedness secured by said mortgage, the said Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12, 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 Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel 1: Commence at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter-Quarter a distance of 37.28 feet to a point on an existing fence line; thence turn 91 degrees 21 minutes 32 seconds right and run Westerly along said fence line a distance of 142.10 feet to a point at a fence corner; thence turn 95 degrees 00 minutes 45 seconds left and run Southerly along said fence a distance of 1,449.26 feet to a point; thence turn 2 degrees 21 minutes 02 seconds right and continue Southerly along said fence a distance of 486.27 feet to Point of Beginning herein described; thence turn 76 degrees 58 minutes 42 seconds left and run 187.87 feet to a point which said point is the Northwestern most corner of property conveyed to Ricky Ray Morris and Karen Morris by deed dated January 20, 1989, and recorded in Deed Book 223, Page 191, in the Probate Records of Shelby County, Alabama; thence turn to the right and run Southwesterly along the said property previously conveyed to Ricky Ray Morris and Karen Morris a distance of 167.8 feet to a point; thence turn to the right and run Westerly to a point on the West boundary of said SE 1/4 of SE 1/4 of said Section 3, which is 192.8 feet South of the Point of Beginning hereinabove described (measured along the Quarter-Quarter Section line); thence turn to the right and run Northerly along the Western boundary of the Quarter-Quarter Section a distance of 192.8 feet to the Point of Beginning.

Parcel 2: For Point of Beginning, begin at the Southeastern corner of property conveyed to Ricky Ray Morris and wife, Karen Morris, by deed dated January 20, 1989, recorded in Deed Book 223, Page 191, in the Probate Records of Shelby County, Alabama; thence run Northwesterly along the Southern boundary of the aforesaid property conveyed to Ricky Ray Morris and Karen Morris a distance of 78.26 feet to a point which is the Southwestern corner of the said Ricky Ray Morris and Karen Morris property; thence turn to the left and run Southeasterly parallel with the Eastern boundary of the Juanita Morris property (which is the Western boundary of the Bobby Ray Morris and Marie Morris property), a distance of 220 feet, more or less, to a point on the Northern right of way line of Alabama Highway 25; thence turn to the left and run Easterly along the Northern right of way line of said Highway 25 a distance of 78.26 feet to a point on the Eastern boundary of the Juanita Morris property (Western boundary of Bobby Ray Morris and Marie Morris property); thence turn to the left and run Northwesterly along the Eastern boundary of the Juanita Morris property (Western boundary of Bobby Ray Morris and Marie Morris property) 217.54 feet, more or less, to the Point of Beginning of the property herein conveyed.

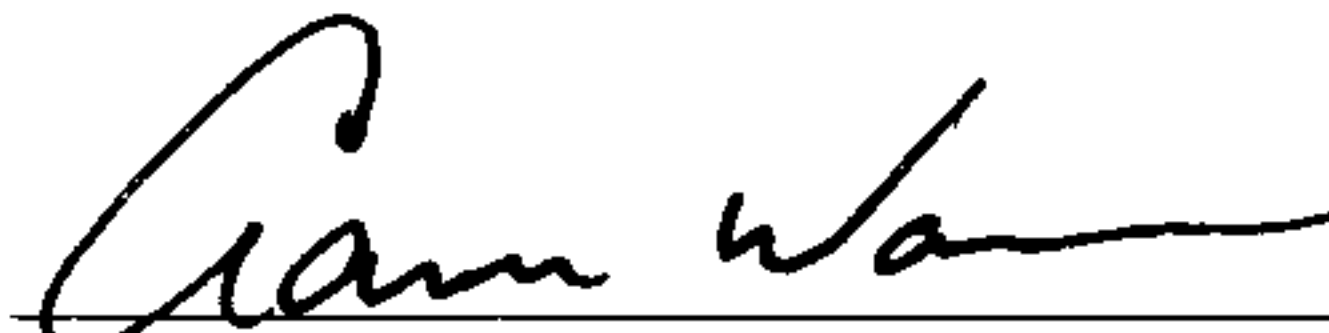
Parcel 3: Commence at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence Southerly along the West line of said Quarter-Quarter a distance of 37.28 feet to a point on an existing fence line; thence turn 91 degrees 21 minutes 32 seconds right and run Westerly along said fence line a distance of 142.10 feet to a point at a fence corner; thence turn 95 degrees 00 minutes 45 seconds left and run Southerly along said fence a distance of 1,449.26 feet to a point; thence turn 2 degrees 21 minutes 02 seconds right and continue Southerly along said fence a distance of 486.27 feet to a point; thence turn 76 degrees 58 minutes 42 seconds left and run 187.87 feet to the Point of Beginning of the property being described; thence turn 13 degrees 48 minutes 34 seconds left and

run 79.44 feet to a point; thence turn 89 degrees 51 minutes 29 seconds right and run 196.60 feet to a point; thence turn 1 degree 27 minutes 36 seconds right and run 99.04 feet to a point; thence turn 95 degrees 02 minutes 53 seconds right and run 78.26 feet to a point; thence turn 66 degrees 32 minutes 44 seconds right and run 100.0 feet to a point; thence turn 24 degrees 47 minutes 24 seconds right and run 192.80 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12 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, Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12, 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 June 6, 2008.

Bank of New York as Trustee for the Certificate Holders
CWABS, Inc. Asset-Backed Certificates, Series 2004-12

By: 
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 Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2004-12, 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 June 6, 2008.


Notary Public **MY COMMISSION EXPIRES JUNE 10, 2012**
My Commission Expires: _____

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