


MORTGAGE FORECLOSURE DEED


20080729000305440 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/29/2008 02:56:07PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Christopher Smith
32245482

KNOW ALL MEN BY THESE PRESENTS: That Christopher Smith, an Unmarried Man did, on to-wit, the December 23, 2002, execute a mortgage to Conseco Bank, Inc., which mortgage is recorded in Instrument # 20030106000011630; said mortgage was transferred and assigned to said mortgage was transferred and assigned to Conseco Finance Corp.-Alabama as recorded in Instrument # 20030822000555630; further transferred and assigned to JPMorgan Chase Bank as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3 as recorded in Instrument # 20060322000134080; further transferred and assigned to The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3 as recorded in Instrument# 2008079000305430 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 18, 25, July 2, 23, 2008; and

WHEREAS, on the July 24, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:00 o'clock a.m.(p.m.), between the legal hours of sale, said foreclosure sale was duly and properly conducted, and The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3, in the amount of Ninety Thousand Five Hundred Thirty Dollars and Eleven Cents (\$90,530.11), which sum the said The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Ninety Thousand Five Hundred Thirty Dollars and Eleven Cents (\$90,530.11), cash, the said Christopher Smith, an Unmarried Man, acting by and through the said The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3, the following described real estate situated in Shelby County, Alabama, to-wit:

A lot or parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, more particularly described as follows: Commence at the Southwest Corner of the above said 1/4-1/4 and run North along the West line a distance of 210.00 feet to the point of beginning; thence turn an angle of 64 degrees 10 minutes 30 seconds to the right for a distance of 215.6 feet; thence turn an angle of 84 degrees 28 minutes 30 seconds to the left for a distance of 97.25 feet; thence turn an angle of 12 degrees 09 minutes to the right for a distance of 307.65 feet to the South right of way line of Alabama Highway No. 280; thence West along said Highway right of way a distance of 30.0 feet to the West line of said forty; thence run South along said West line a distance of 497.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said The Bank of New York, as Trustee for the registered holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2003-BC3, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the July 24, 2008.

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Christopher Smith, an Unmarried Man
Mortgagors

The Bank of New York, as Trustee for the registered holders of
Structured Asset Securities Corporation, Mortgage Pass-Through
Certificates, Series 2003-BC3
Mortgagee or Transferee of Mortgagee

By

MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

The Bank of New York, as Trustee for the registered holders of
Structured Asset Securities Corporation, Mortgage Pass-Through
Certificates, Series 2003-BC3
Mortgagee or Transferee of Mortgagee

By

MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

By

MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this July 24, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

10/16/08

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
06-0108

GRANTEE'S ADDRESS
Ocwen Loan Servicing, LLC
12650 Ingenuity Drive
Orlando, Florida 32826