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20081121000447330 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/21/2008 03:36:59PM FILED/CERT

VA Form 26-40 (322)  
JUNE, 1983. Use optional Section 1810,  
Title 38 U.S.C. Acceptable to  
Federal National Mortgage Association

### MORTGAGE FORECLOSURE DEED

#### STATE OF ALABAMA COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That ROBERT CHRIETZBERG, an unmarried man, did, on to-wit, April 29, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc., which mortgage is recorded in Instrument No. 20050509000220580, et seq., in the Office of the Judge of Probate of Shelby County; and

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and the said Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. 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 the City of Columbiana, Shelby County, Alabama, in its issues of September 24th, October 1st and October 8th, 2008; and

**WHEREAS,** on November 3rd, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and did offer for sale and did sell at public outcry, in front of the Courthouse door of Shelby County, Alabama, 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 said One Hundred Twenty Seven Thousand, Seven Hundred, Eight Eight dollars and 50/100, in the amount of (\$127,788.50) Dollars, which sum the said Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **COUNTRYWIDE HOME LOANS, INC.;** and

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

**NOW, THEREFORE,** in consideration of the premises and of a credit of \$127,788.50 Dollars, on the indebtedness secured by said mortgage, the said Robert Chrietzberg, acting by and through the said Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. by Michael T. Atchison, as said Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc. by Michael T. Atchison, as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Michael T. 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 **COUNTRYWIDE HOME LOANS, INC.,** the following described real property situated in Shelby County, Alabama, to-wit:

**LOT 8, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 1, PHASE 2, AS RECORDED IN MAP BOOK 24, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD** the above described property unto **COUNTRYWIDE HOME LOANS, INC.,** forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

**IN WITNESS WHEREOF,** the said Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Countrywide Home Loans, Inc., has caused this instrument to be executed by Michael T. Atchison, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Michael T. Atchison has executed this instrument in his capacity as such Auctioneer as of this the 3rd day of November, 2008.

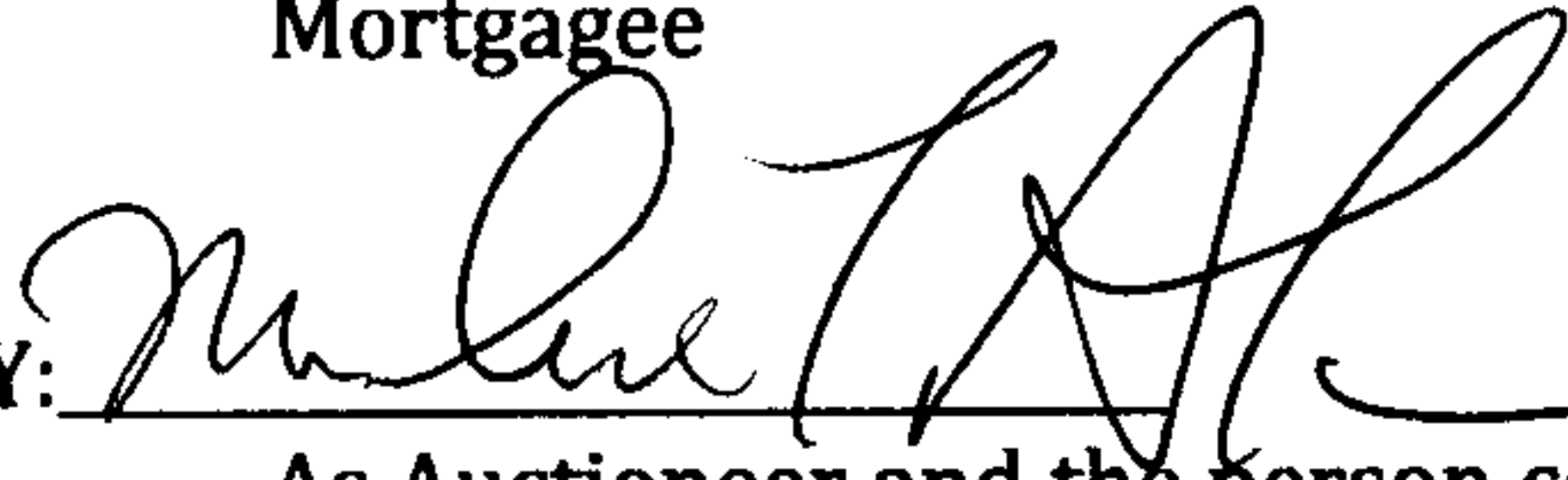




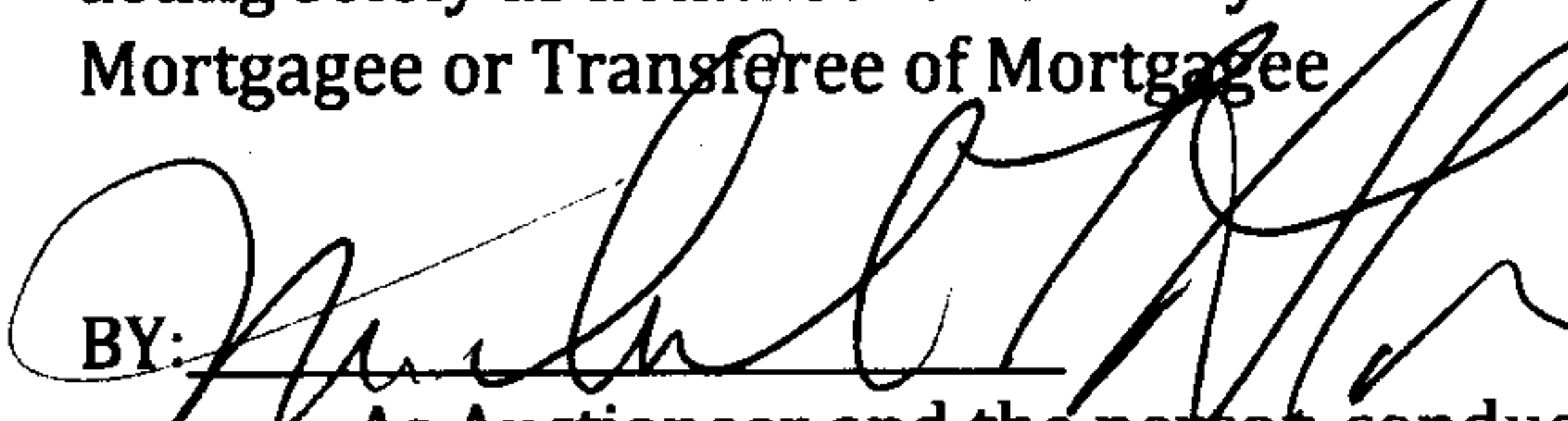
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Robert Chrietzberg

BY: Mortgage Electronic Registration Systems, Inc.  
(MERS) acting solely as nominee for Countrywide  
Home Loans, Inc. Mortgagee or Transferee of  
Mortgagee

BY:   
As Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee


Mortgage Electronic Registration Systems, Inc. (MERS)  
acting solely as nominee for Countrywide Home Loans, Inc.  
Mortgagee or Transferee of Mortgagee

BY:   
As Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. 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 said 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 the same bears date.

Given under my hand and notarial seal on this the 3rd day of November, 2008.

  
NOTARY PUBLIC  
My Commission Expires: 3-19-2012



Grantee's address:

5401 North Beach Street  
Mail Stop: FWTX-35  
Fort Worth, Texas 76137

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609