


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


20090727000287070 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
07/27/2009 12:29:56 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That RONALD BLAKE LIVENGOOD and JULIE G. LIVENGOOD, Husband and Wife, did, on to-wit, February 27, 2002, execute a mortgage to New South Federal Savings Bank, which mortgage is recorded in Instrument No. 2002-10546, et seq., in the Office of the Judge of Probate of Shelby County; which said mortgage was subsequently assigned to Countrywide Home Loans Servicing LP by instrument recorded in Instrument No. 20030317000160190 of said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Countrywide Home Loans Servicing LP 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 April 29th, May 6th and May 13th, 2009; which said was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of June 17th, 2009; and

WHEREAS, on July 8th, 2009, 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 Ninety Two Thousand, Five Hundred, Thirty Six dollars and 50/100, in the amount of (\$92,536.50) Dollars, which sum the said Countrywide Home Loans Servicing LP offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP;** 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 \$92,536.50 Dollars, on the indebtedness secured by said mortgage, the said Ronald Blake Livengood and Julie G. Livengood, acting by and through the said Countrywide Home Loans Servicing LP by Michael T. Atchison, as said Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Countrywide Home Loans Servicing LP 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 **BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP,** the following described real property situated in Shelby County, Alabama, to-wit:

LOT 346, ACCORDING TO THE SURVEY OF WATERFORD
VILLAGE-SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

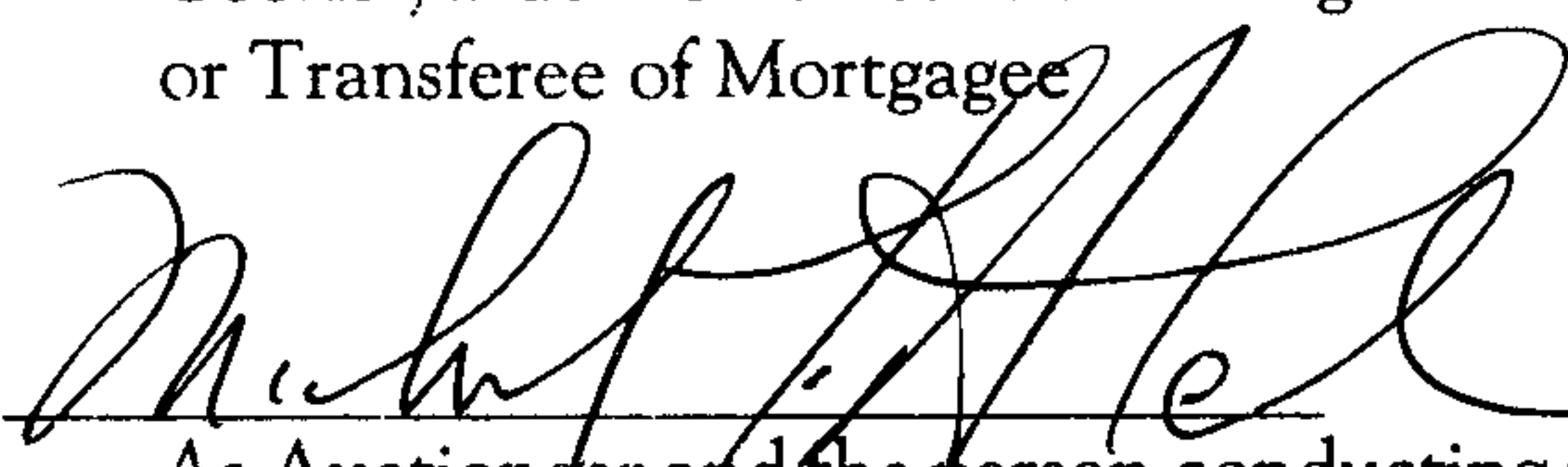
TO HAVE AND TO HOLD the above described property unto **BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP,** forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

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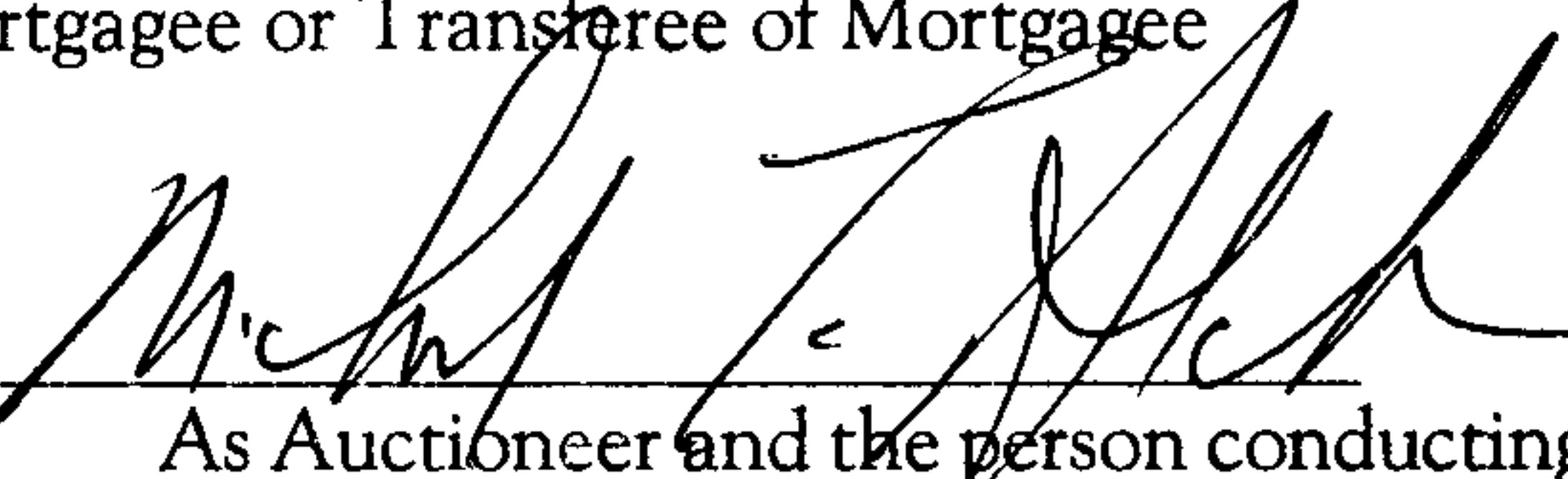
IN WITNESS WHEREOF, the said Countrywide Home Loans Servicing LP, has caused this instrument to be executed by Michael T. Atchison, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee; and in witness whereof the said Michael T. Atchison has executed this instrument in his capacity as such Auctioneer as of this the 8th day of July, 2009.

Ronald Blake Livengood and Julie G. Livengood

BY: Countrywide Home Loans Servicing LP Mortgagee
or Transferee of Mortgagee

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

Countrywide Home Loans Servicing LP
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 8th day of July, 2009.


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
(251) 342-9172

