

DOCUMENT PREPARED BY  
AND RETURN TO:  
RUBIN LUBLIN, LLC  
100 Concourse Parkway, Suite 125  
Birmingham, AL 35244

STATE OF GEORGIA  
COUNTY OF GWINNETT

SOURCE OF TITLE: INSTRUMENT  
NUMBER 20061023000521820, SHELBY  
COUNTY, ALABAMA RECORDS

### MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 19th day of October, 2006, AUGUST LOVE AND SYNIQUA LOVE, HUSBAND AND WIFE, SYNIQUA LOVE AND SYNQUA C. LOVE ARE ONE AND THE SAME PERSON executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on October 23, 2006, at Instrument Number 20061023000521820, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23**, by instrument recorded in 20110614000174340, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 did declare due 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 11/13/2013, 11/20/2013, 11/27/2013, that the property would be sold on December 04, 2013; and

WHEREAS, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 at the place and date specified in said notices appeared and announced to those assembled that the December 04, 2013 sale was postponed to January 9, 2014, at the same place, and publication was made in accordance with Ala. Code § 6-8-69. On January 9, 2014 at the same place and publication was made in accordance with Ala. Code § 6-8-69.

WHEREAS, on January 9, 2014, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES




2006-23 did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, ALAVEST, LLC. was the highest bidder in the amount of Two Hundred One Thousand Six Hundred One and 00/100 dollars (\$201,601.00), on the indebtedness secured by said mortgage; and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto ALAVEST, LLC., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 19, ACCORDING TO THE SURVEY OF CAMERON WOODS, AS RECORDED IN MAP BOOK 23, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Provided, however, that this conveyance is made subject to any right of redemption as provided for in 26 U.S.C. § 7425(d) which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c).

TO HAVE AND TO HOLD the above described property unto ALAVEST, LLC. its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

  
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Shelby Cnty Judge of Probate, AL  
02/27/2014 02:10:29 PM FILED/CERT

IN WITNESS WHEREOF, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 17 day of January 2014.

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23**

By: *Emlyn Eason*  
Printed Name: Emlyn Eason  
Its: Attorney

STATE OF GEORGIA  
COUNTY OF WINNETT


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emlyn Eason, acting in his/her capacity as attorney for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, 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 attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23.

Given under my hand and official seal on this 17 day of January 2014.

*[Signature]*  
Notary Public  
My Commission Expires:

(Notary Seal)



  
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Shelby Cnty Judge of Probate, AL  
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## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name BANK OF NEW YORK  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name ALAVEST, LLC  
Mailing Address 429 LORNA SQUARE  
HOOVER, AL 35216

Property Address 126 CAMERON DR.  
CHELSEA, 35043  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 01/09/14  
Total Purchase Price \$ 201,601.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print SAFATU

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Shelby Cnty Judge of Probate, AL  
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Form RT-1