
20080626000261500 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/26/2008 01:39:58PM FILED/CERT

SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#79236324)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of November, 2004, Caroline A. Mawhinney, a single individual, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Crevecor Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041112000622160, said mortgage having subsequently been transferred and assigned to Bank of New York, as Trustee, on Behalf of the Certificate Holders CWABS Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15, by instrument recorded in Instrument Number 20080415000153480, 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, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15 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 April 9, 2008, April 16, 2008, and April 23, 2008; and

WHEREAS, on June 13, 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, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15 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, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15; and

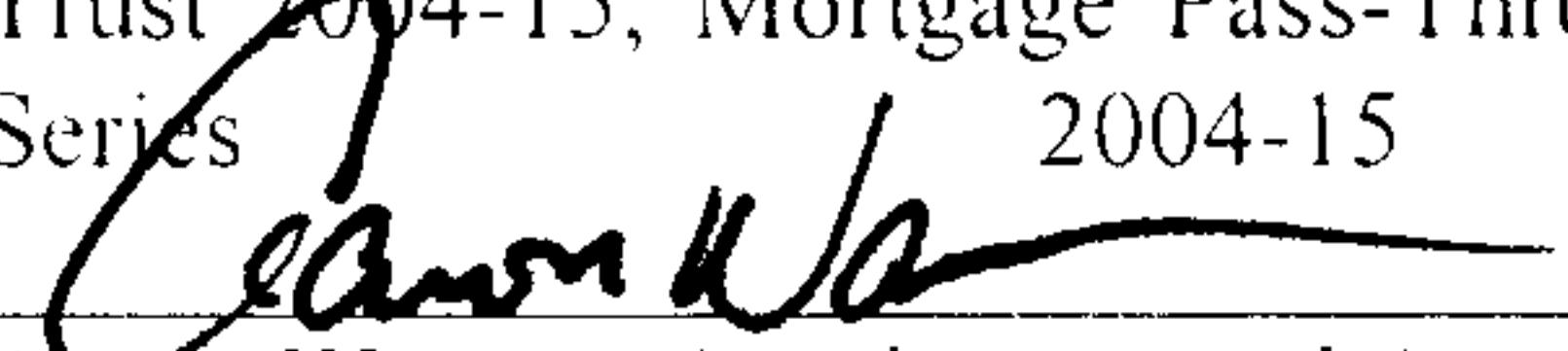
WHEREAS, Bank of New York, as Trustee, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15, was the highest bidder and best bidder in the amount of One Hundred Three Thousand Seven Hundred And 00/100 Dollars (\$103,700.00) on the indebtedness secured by said mortgage, the said Bank of New York, as Trustee, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15, 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, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Unit 212, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101 A thru D, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Bank of New York, as Trustee, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15 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, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15, 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 13, 2008.

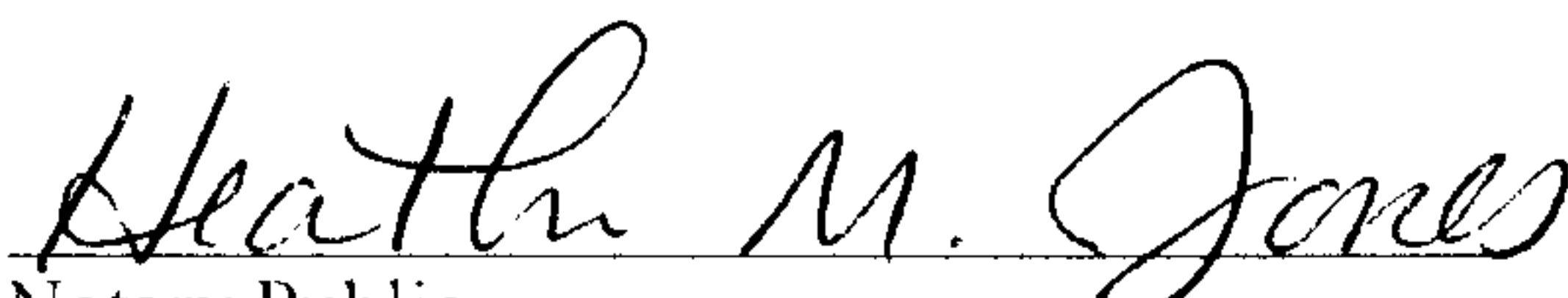
Bank of New York, as Trustee, on Behalf of the
Certificate Holders CWABS, Inc., Alternative Loan
Trust 2004-15, Mortgage Pass-Through Certificates,
Series 2004-15 By:

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, on Behalf of the Certificate Holders CWABS, Inc., Alternative Loan Trust 2004-15, Mortgage Pass-Through Certificates, Series 2004-15, 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 06/13/2008.


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

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