

SEND TAX NOTICE TO:
Bank of America
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024

CM #: 44778-5869

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of June, 2007, Marcus Kelley and Yumato Y. Jones Kelley and Erica S. Kelley, all unmarried persons, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070628000305110, said mortgage having subsequently been transferred and assigned to The Bank of New York, as Trustee for the Benefit of the Certificate Holders, CWABS, Inc., Asset-Backed Certificates, Series 2007-10, by instrument recorded in Instrument No. 20071228000582740, 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 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10 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 June 10, 2009, June 17, 2009, and June 24, 2009; and

WHEREAS, on July 31, 2009, 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 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10 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, Cynthia Williams was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10; and

WHEREAS, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10 , was the highest bidder and best bidder in the amount of One Hundred Two Thousand Five Hundred Forty And 10/100 Dollars (\$102,540.10) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10, by and through Cynthia Williams as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10 , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama to wit:

Starting at the Southwest corner of the Southwest quarter of southwest quarter of Section 28, Township 18, Range 2 East; running North 452 feet to Highway Shelby 25; then East along highway 25 Eastward 773 feet; thence in a South direction 175.6 feet; thence in a Westward along section line a distance of 654 feet to the point of beginning, situated in Shelby County, Alabama. This land being in Shelby County, Section 28, Township 18, Range 2 East.

Less and Except: All of Section 28, Township 18 South, Range 2 East, Shelby County Alabama lying South of Alabama Highway #25 and West of Alabama Power Company's transmission line, more or less in the Southwest corner of said Section 28, and described more particularly as follows: Section 28, and described more particularly as follows: Begin at the Southwest corner of said Section 28, thence run East along the South line of said Section a distance of 246 feet to the centerline of said Alabama Power Company's transmission line, thence run North 30 degrees West along said centerline to the Southern right of way of Alabama Highway # 25, thence run Northwesterly along said highway to the West line of Section 28, thence run South along the West line of Section 28 a distance of 452 feet to the point of beginning.

Also a 30 foot right of way with rights of ingress and egress from said property to the public road.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10 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, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10, has caused this instrument to be executed by and through Cynthia Williams, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Cynthia Williams, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this July 31, 2009.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10
By: Cynthia Williams
Cynthia Williams, 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 Cynthia Williams, acting in his/her capacity as auctioneer and attorney-in-fact for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2007-10, 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 acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this July 31, 2009.

Randy G. [Signature]
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 28, 2011

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
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