

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That Charles Mack, single, did, on to-wit, December 7th, 2004, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southstar Funding,, which mortgage is recorded in Inst. No. 20041228000702790, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and said mortgage being lastly assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 by instrument recorded in Inst. No. 20071026000496180 in said Probate Court records;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 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, in its issues of January 13, 2010, January 20, 2010 and January 27, 2010; and

WHEREAS, on February 4th, 2010, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 in the amount of EIGHTY FIVE THOUSAND THREE HUNDRED EIGHTY TWO and 50/100ths (\$85,382.50) DOLLARS, which sum the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3; 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 said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of EIGHTY FIVE THOUSAND THREE HUNDRED EIGHTY TWO and 50/100ths (\$85,382.50) DOLLARS, on the indebtedness secured by said mortgage, the said Charles Mack, acting by and through the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 by Fran Clark, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 by Fran Clark as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Fran Clark as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 14, according to the Map and Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above-described property unto the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.


IN WITNESS WHEREOF, the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3 has caused this instrument to be executed by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Fran Clark has executed this instrument in his/her capacity as such auctioneer on this the 4th day of February, 2010.

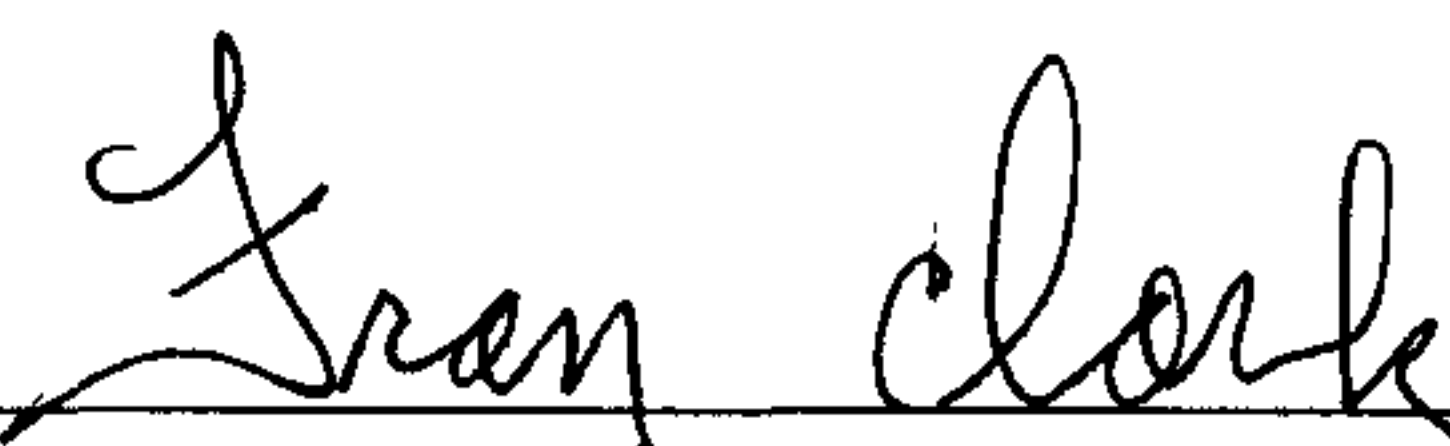
Charles Mack
Mortgagors

By: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3
Mortgagee or Transferee of Mortgagee

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-BC3
Mortgagee or Transferee of Mortgagee

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

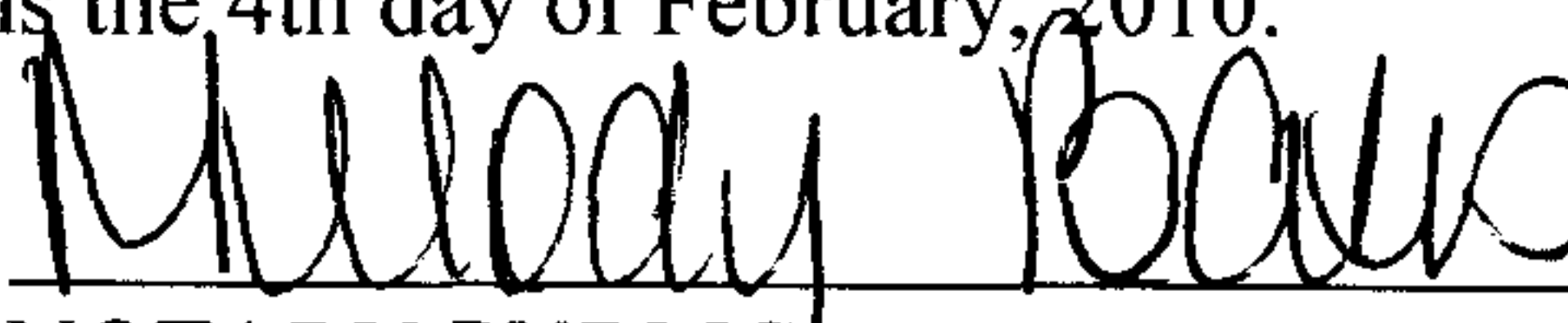

As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF CULLMAN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Fran Clark, 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 the conveyance, he/she, in his/her 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 official seal this the 4th day of February, 2010.



NOTARY PUBLIC

MY COMMISSION EXPIRES 07-27-2011

MY COMMISSION EXPIRES _____

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Grantee's Address:
1705 Corporate Dr.
Plano, TX 75024


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Shelby Cnty Judge of Probate, AL
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