

2nd

* Hamilton mortgage Corporation

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, LYNN D. VANCE, joined by her husband, BENJAMIN N. VANCE, executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, and Lender's successor and assigns on the 31st day of August, 2006 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20060913000453400, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently transferred to The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, by instrument recorded in Book ~~X~~ _____, Page _____, of said Probate Court records; and

Inst # 20100524000164470

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on March 25, April 1, and April 8, 2009; which sale 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 May 6, 2009; which sale 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 3, 2009; which sale 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 July 8, 2009; which sale was postponed by publication in The Shelby County Reporter, newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of August 5, 2009; which sale was postponed by publication in The Shelby County Reporter, newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of September 9, 2009; which sale was postponed by publication in The Shelby County Reporter, newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of October 21, 2009; which sale was postponed by publication in The Shelby County Reporter, newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in its issue of November 11, 2009; fixing the time of the sale of said property to be during the legal hours of sale on the 19th day of November, 2009, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 19th day of November, 2009, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$531,202.13 cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and LYNN D. VANCE and BENJAMIN N. VANCE by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

LOT 112, ACCORDING TO THE MAP AND SURVEY OF GREYSTONE 1ST SECTOR, PHASE I, AS RECORDED IN MAP BOOK 14, PAGE 91 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.



20100524000164480 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
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TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, the purchaser at said sale, its successors and assigns, 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.

IN WITNESS WHEREOF, the said The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, and LYNN D. VANCE and BENJAMIN N. VANCE, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 19th day of November, 2009.

THE BANK OF NEW YORK,
as Trustee for the Certificateholders
CWMBS, Inc. CHL Mortgage Pass-Through
Trust 2006-16 Mortgage Pass-Through Certificates,
Series 2006-16 N/K/A Bank of New York Mellon

BY: _____

MARCUS CLARK

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned Notary Public in and for said State and County, hereby certify that MARCUS CLARK, whose name as attorney-in-fact and auctioneer for The Bank of New York, as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-16 Mortgage Pass-Through Certificates, Series 2006-16 N/K/A Bank of New York Mellon, and LYNN D. VANCE and BENJAMIN N. VANCE 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 19th day of November, 2009.

Melody Banks

NOTARY PUBLIC, State at Large

My Commission Expires: _____

MY COMMISSION EXPIRES 07-27-2011

Grantee's address:
5401 North Beach Street
Mail Stop: FWTX-35
Fort Worth, TX 76137

This instrument prepared by:
William S. McFadden, Esq.
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172



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