

STATE OF ALABAMA :

COUNTY OF SHELBY :

AUCTIONEER'S DEED

WHEREAS, **WILLIAM P. BRYAN JR. AND LISA H. BRYAN**, husband and wife, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, Countrywide Home Loans, Inc., and Lender's successors and assigns, dated October 21, 2006, and recorded in Instrument No. 20061109000552960 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 nka THE BANK OF NEW YORK MELLON, by instrument recorded in Instrument No. 20100611000185830 of said Probate Court records.

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 of Shelby County, Alabama, Main Street, Columbiana, Alabama 35051, 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, 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 September 1st, 8th, and 15th, 2010; 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, 35051, in its issue of October 13, 2010; 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, 35051, in its issue of December 1st, 2010; 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, 35051, in its issue of February 2nd, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 3rd day of March, 2011, in front of the Courthouse door, Shelby County, Alabama, and the terms of the sale to be cash; and

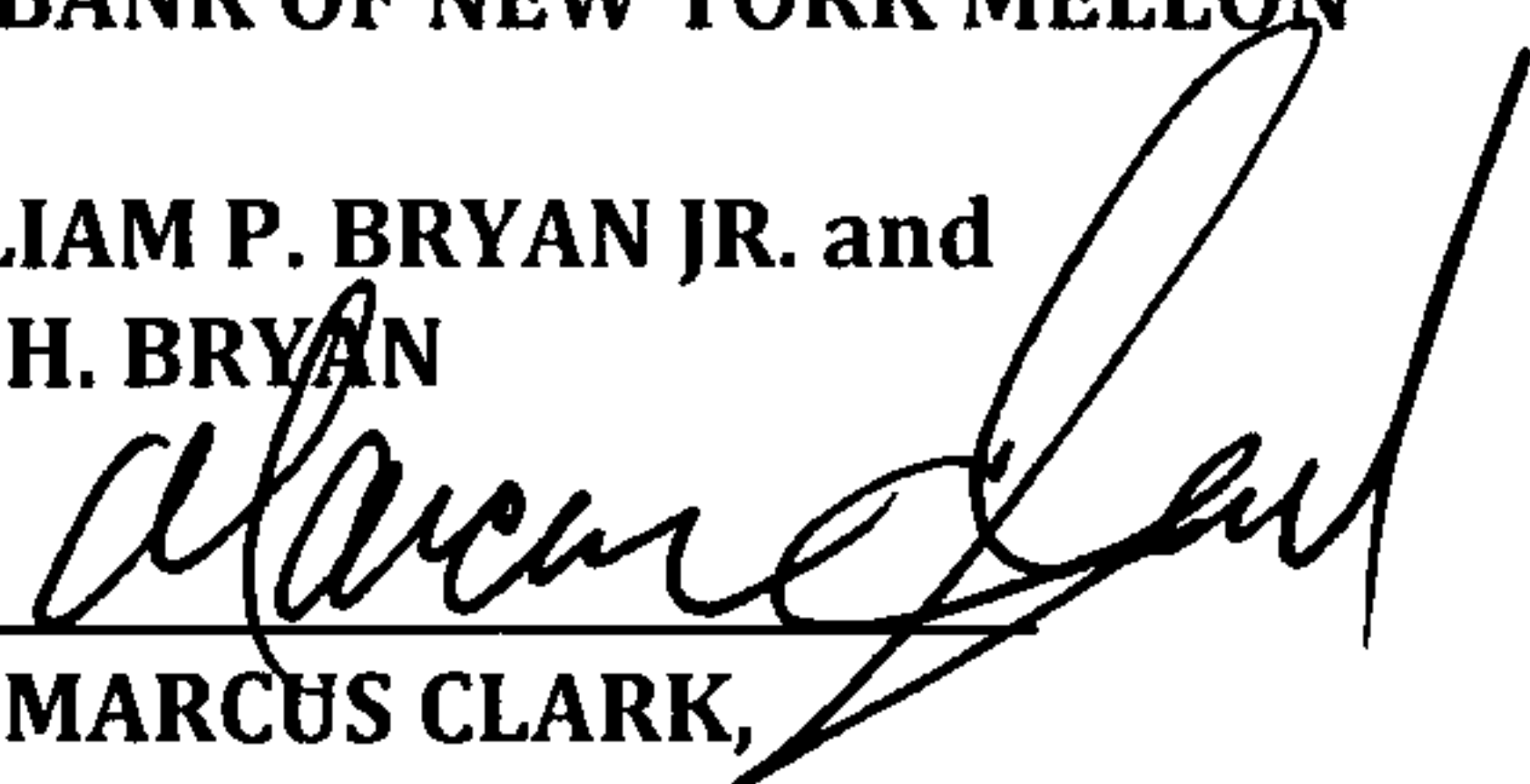
WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 3rd day of March, 2011, at the front door of the Courthouse in Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 nka THE 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 **\$108,000.00** 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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 nka THE BANK OF NEW YORK MELLON by and through Marcus Clark, as such auctioneer, and as its attorney-in-fact, and WILLIAM P. BRYAN JR. AND LISA H. BRYAN, 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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 nka THE 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 46, ACCORDING TO THE SURVEY OF BREELINN VILLAGE, PHASE 11, LOTS 29-46 AS RECORDED IN MAP BOOK 13, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN THE TOWN OF HELENA, SHELBY COUNTY.

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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 nka THE BANK OF NEW YORK MELLON, the purchaser at said sale, its successors and assigns, forever.

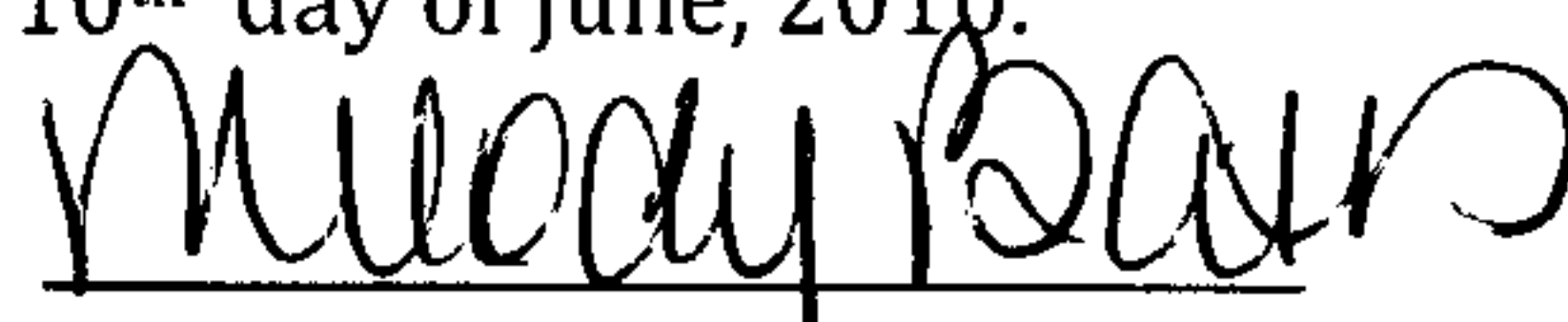
IN WITNESS WHEREOF, the said THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 NKA THE BANK OF NEW YORK MELLON, by and through Marcus Clark, as the auctioneer who conducted said sale, and as its attorney-in-fact, and WILLIAM P. BRYAN JR. AND LISA H. BRYAN by Marcus Clark, as their attorney-in-fact, have hereunto set their hands and seals on this the 3rd day of March, 2011.

**THE BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS CWABS,
INC., ASSET-BACKED CERTIFICATES,
SERIES 2006-23 nka
THE BANK OF NEW YORK MELLON
And
WILLIAM P. BRYAN JR. and
LISA H. BRYAN**
BY: 
**MARCUS CLARK,
As Attorney-in-Fact and Auctioneer**

STATE OF ALABAMA
COUNTY OF Cullman

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 **WILLIAM P. BRYAN JR. AND LISA H. BRYAN and CAROL YOUNG**, and **THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 NKA THE BANK OF NEW YORK MELLON**, 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 auctioneer and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 10th day of June, 2010.



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 Was Prepared By:
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