


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

  
20110401000101920 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
04/01/2011 11:41:14 AM FILED/CERT

CM #: 98636

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of July, 2007, Martyn Hart, a married man, and wife, Donna M. Hart, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070802000360180, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, by instrument recorded in Instrument No. 20110211000050110, 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12 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 February 9, 2011, February 16, 2011, and February 23, 2011; and

WHEREAS, on March 9, 2011, 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12 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, Michael Corvin as member of Corvin Auctioneering, LLC 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12; and

WHEREAS, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, was the highest bidder and best bidder in the amount of Fifty-Two Thousand Two Hundred And 00/100 Dollars (\$52,200.00) 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, by and through Michael Corvin as member of Corvin Auctioneering, LLC 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 9 and the East 25 feet of Lot 10, in Block 274, according to Dunstan's Map of the town of Calera, Alabama. Subject to an easement of ingress and egress described as follows: Commence at the Southwest corner of Lot 10, Block 274, Dunstan's map of Calera; thence run East along the South line of said Lot 10 for a distance of 50.23 feet to a point of beginning, from the point of beginning thus obtained continue along the last described course for a distance of 3.01 feet; thence turn an angle to the left of 94 degrees 45 minutes 23 seconds and run North for a distance of 85.25 feet; thence turn an angle to the left of 90 degrees and run West for a distance of 3.00 feet; thence turn an angle to the left of 90 degrees and run South for a distance of 85.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this March 9, 2011.

  
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The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12

By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact


By:   
Michael Corvin, Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its 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 Benefit of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this March 9, 2011.

  
Notary Public

My Commission Expires:

**MY COMMISSION EXPIRES SEPTEMBER 11, 2012**

This instrument prepared by:


Andy Saag

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727



  
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