

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

CM #: 121262

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of September, 2006, Gary L. McDanal and Jodi D. McDanal husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060921000469170, 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 Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2, by instrument recorded in Instrument Number 20090505000165650, 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



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Shelby Cnty Judge of Probate, AL
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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 of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2 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 May 25, 2011, June 1, 2011, and June 8, 2011; and

WHEREAS, on June 20, 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 Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2 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, Aaron Nelson as member of AMN Consulting, 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 Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2; and

WHEREAS, The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2, was the highest bidder and best bidder in the amount of Seven Hundred Twenty-Nine Thousand One Hundred Seventy-Seven And 74/100 Dollars (\$729,177.74) 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 of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale 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 of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through



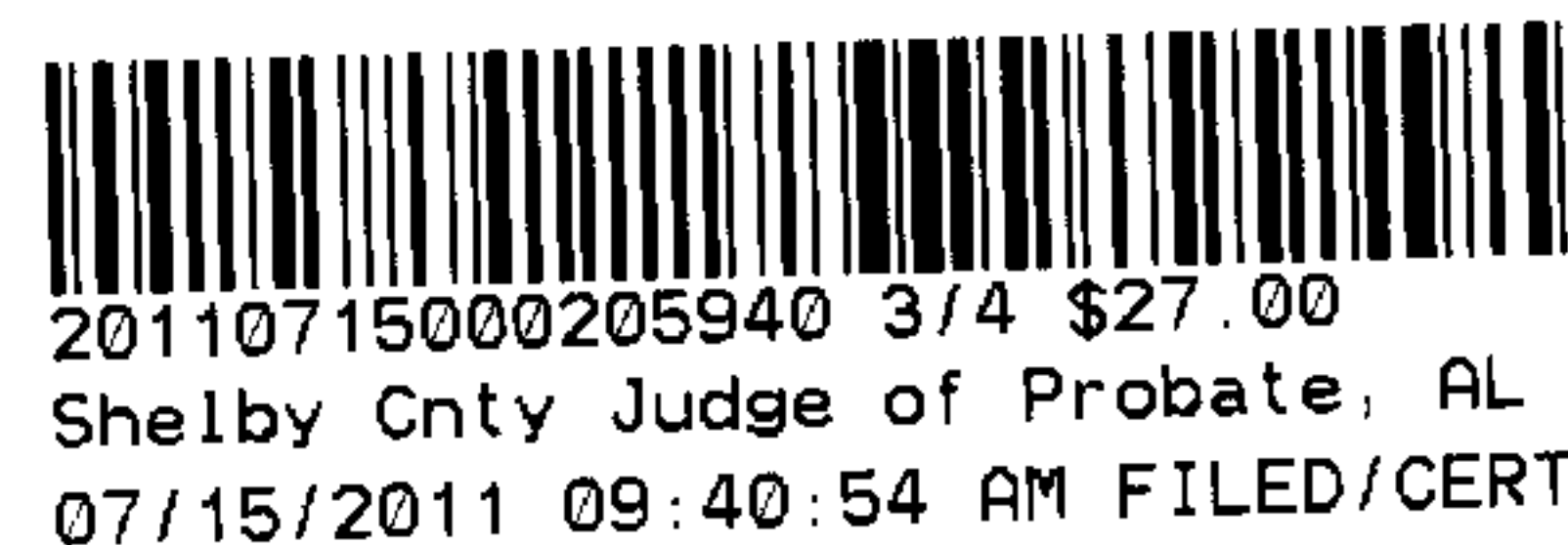
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Certificates, Series 2006-36T2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel I: A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 4 and in the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence run North 00 degrees 31 minutes 35 seconds West along the East 1/4-1/4 line 1493.19 feet to the point of beginning; thence continue last course 369.92 feet; thence run South 70 degrees 10 minutes 16 seconds West 917.03 feet to a point on the Northeast right of way of Carriage Lane; thence run South 71 degrees 12 minutes 12 seconds East 53.63 feet to the point of a clockwise curve having a delta angle of 51 degrees 46 minutes 49 seconds and a radius of 229.78 feet; thence run along the arc of said curve 207.66 feet along said right of way; thence turn South 19 degrees 25 minutes 23 seconds East and tangent to said curve 134.51 feet along said right of way; thence run North 70 degrees 10 minutes 16 seconds East 667.47 feet to the point of beginning.

Parcel II: A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 9 and in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 9, thence run North 00 degrees 31 minutes 35 seconds West along the East 1/4-1/4 line 1082.75 feet to the point of beginning; thence continue last course 410.44 feet; thence run South 70 degrees 10 minutes 16 seconds West 667.47 feet to a point on the Northeast right of way (Right of Way) of Carriage Lane; thence run South 19 degrees 25 minutes 23 seconds East 55.37 feet along said Right of Way to the point of a counter-clockwise curve having a delta angle of 18 degrees 05 minutes 31 seconds and a radius of 240.00 feet; thence run along the arc of said curve and Right of Way 75.78 feet to the point of a counter-clockwise curve having a delta angle of 53 degrees 53 minutes 11 seconds and a radius of 25.00 feet; thence run along the arc of said curve and Right of Way 23.51 feet to the point of a clockwise curve having a delta angle of 66 degrees 37 minutes 17 seconds and a radius of 55.00 feet; thence run along the arc of said curve and Right of Way 63.95 feet; thence run North 65 degrees 13 minutes 12 seconds East 139.03 feet; thence run South 77 degrees 26 minutes 24 seconds East 193.17 feet; thence run South 78 degrees 09 minutes 17 seconds East 194.93 feet to the point of beginning.

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 of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2 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

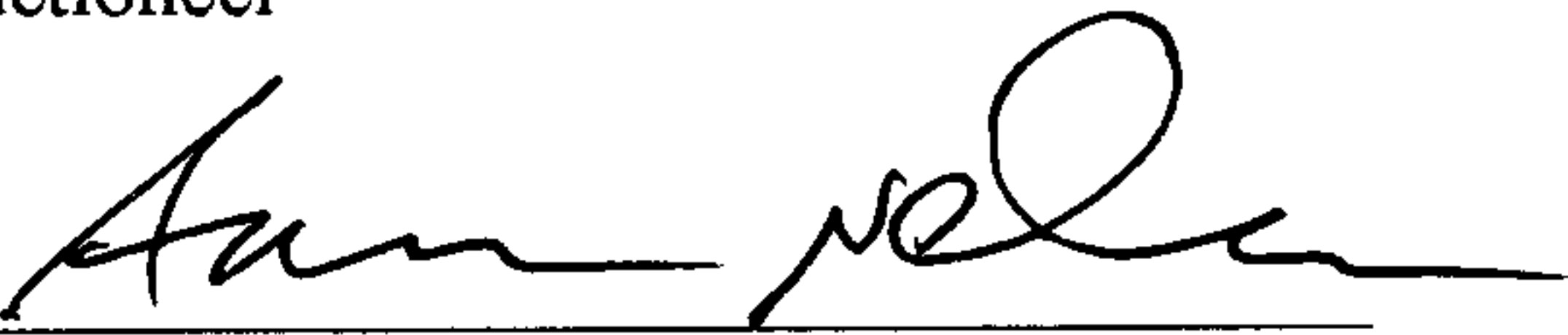


recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2

By: AMN Consulting, LLC
Its: Auctioneer

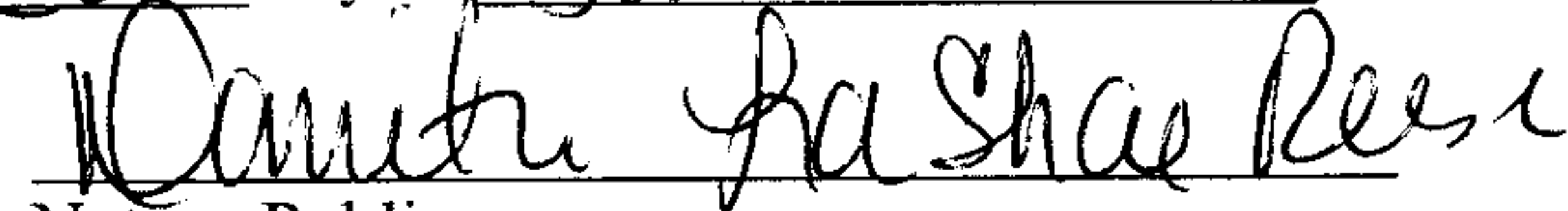
By: 
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer for The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-36T2, Mortgage Pass-Through Certificates, Series 2006-36T2, 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 on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 28th day of June, 2011


Notary Public

My Commission Expires: _____

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

MY COMMISSION EXPIRES SEPTEMBER 11, 2012



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