


SEND TAX NOTICE TO:

Bank of America
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024


20111118000348980 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
11/18/2011 08:32:28 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of August, 2004, Nicole K Shepherd and Samuel W Shepherd, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Countrywide Home Loans, Inc, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040823000471540 and re-recorded in Instrument Number: 20040907000497710, said mortgage having subsequently been transferred and assigned to The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT2004-24CB, by instrument recorded in Instrument Number 20101110000376620, 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 Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB 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 October 19, 2011, October 26, 2011, and November 2, 2011; and

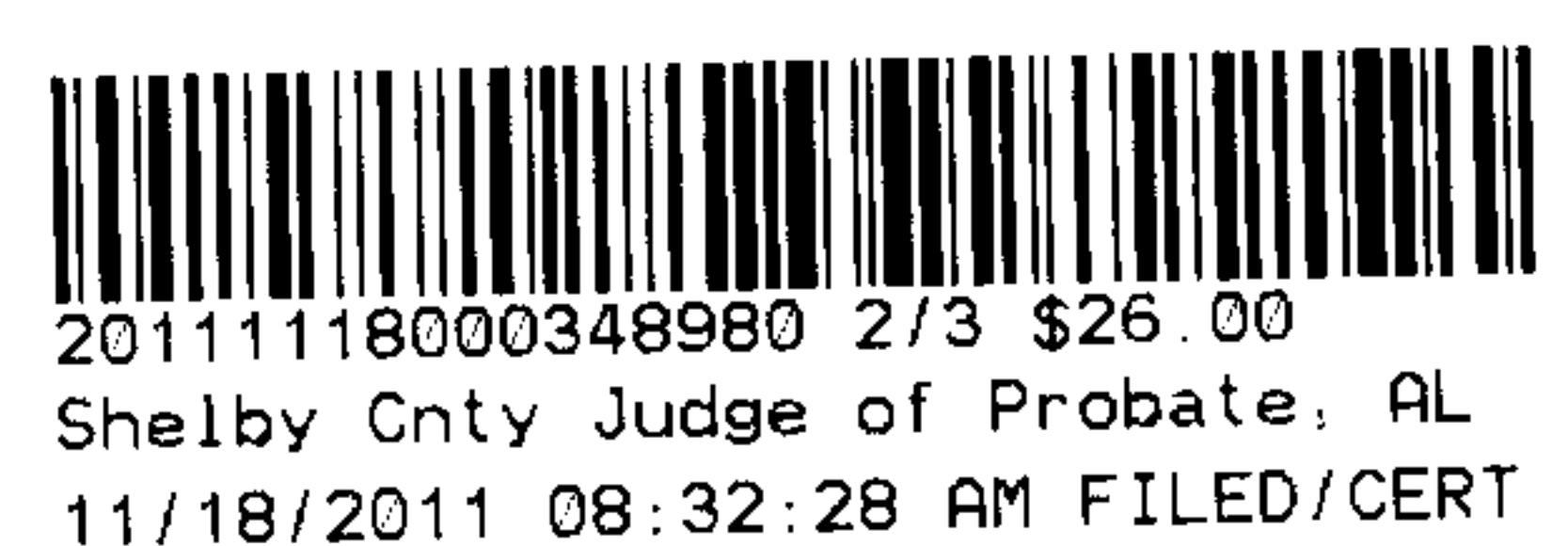
WHEREAS, on November 9, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB 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 Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB; and

WHEREAS, The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB was the highest bidder and best bidder in the amount of One Hundred Fifty-Nine Thousand Eight Hundred Sixty-One And 50/100 Dollars (\$159,861.50) on the indebtedness secured by said mortgage, the said The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does 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 CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Survey of Lime Creek at Chelsea Preserve, Subdivision 1, as recorded in Map Book 32, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB 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 Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 11 day of November, 2011.

The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB

By: Corvin Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Michael Corvin, Member

STATE OF ALABAMA)
JEFFERSON COUNTY)


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 for The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage Pass Through Certificates, Series 2004-24CB, 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 for said Transferee.

Given under my hand and official seal on this 11 day of November, 2011

[Signature]
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES SEPTEMBER 27, 2014**

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

MY COMMISSION EXPIRES SEPTEMBER 27, 2014


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