

## AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, VICTOR F. KYATT, III, an unmarried man executed a mortgage to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-20CB, Mortgage Pass-Through Certificates, Series 2005-20CB on the 2nd day of February, 2005 on that certain real property hereinafter described, which mortgage is recorded in Book 200560, Page 3970, Jefferson County, Alabama and corrected and re-recorded in correct County in Instrument No. 20050222000084840, 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 Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-20CB, Mortgage Pass-Through Certificates, Series 2005-20CB by instrument recorded in Instrument No. 20110721000212540 of said Probate Court records; and

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 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 August 31st, September 7th and September 14th, 2011; which said 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 October 5th, 2011; fixing the time of the sale of said property to be during the legal hours of sale on the 31st day of October, 2011, 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 31st day of October, 2011, 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 MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-20CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-20CB** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$96,376.22** 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 Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-20CB, Mortgage Pass-Through Certificates, Series 2005-20CB, by and through Marcus Clark as such auctioneer, and as its attorney-in-fact, and Victor F. Kyatt, III 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 MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-20CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-20CB**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 29, according to the Final Plat, Wynfield Parc, Phase Three, as recorded in Map Book 32, Page 37, in the Probate Office of Shelby County, Alabama.



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 MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-20CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-20CB**, 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, and any and all ad valorem taxes due or assessed.

**IN WITNESS WHEREOF**, the said The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-20CB, Mortgage Pass-Through Certificates, Series 2005-20CB, and Victor F. Kyatt, III, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 31st day of October, 2011.

THE BANK OF NEW YORK MELLON F/K/A THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWALT, INC.,  
ALTERNATIVE LOAN TRUST 2005-20CB  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2005-20CB and  
VICTOR F. KYATT, III

BY:

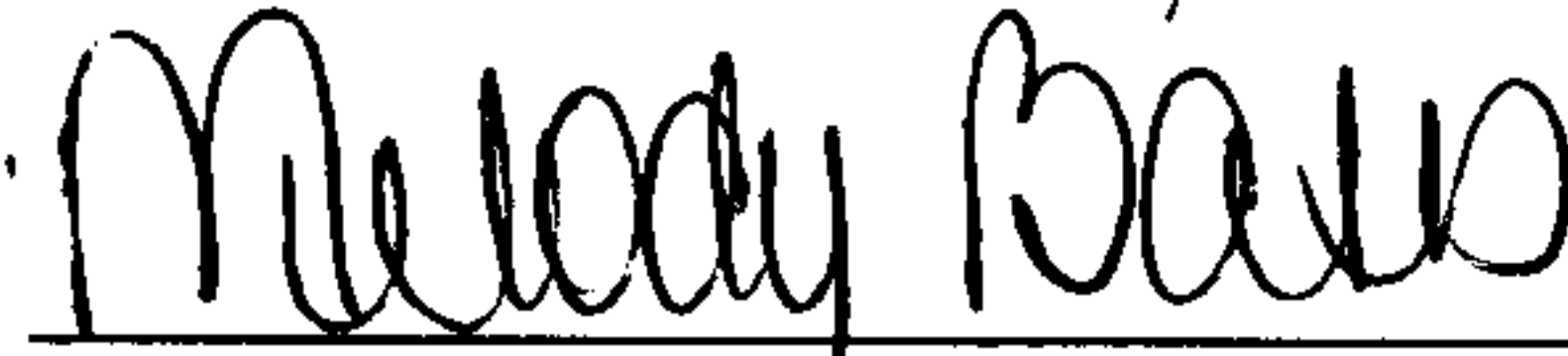
  
Marcus Clark

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

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 Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-20CB, Mortgage Pass-Through Certificates, Series 2005-20CB, and Victor F. Kyatt, III 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 31st day of October, 2011.



NOTARY PUBLIC

My Commission Expires:

7/29/15

Grantee's address:  
5401 N. Beach Street  
Ft. Worth, TX 76137

This instrument prepared by:  
Beth McFadden Rouse  
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