



20111207000368340 1/3 \$22.00
 Shelby Cnty Judge of Probate, AL
 12/07/2011 09:16:08 AM FILED/CERT

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

STATE OF ALABAMA)
 SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of August, 2005, Douglas Lavell Morris, single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050902000456010, 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25, by instrument recorded in Instrument Number 20110712000202460, 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25 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 November 9, 2011, November 16, 2011, and November 23, 2011; and

WHEREAS, on November 28, 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25 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 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25; and

WHEREAS, The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25 was the highest bidder and best bidder in the amount of Four Hundred Sixty-Four Thousand Six Hundred Twenty-Five And 36/100 Dollars (\$464,625.36) 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25, by and through Aaron Nelson as member of AMN 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama more particularly described as follows: Commence at the Southeast Corner of said NE 1/4 of the SE 1/4, also being the Point of Beginning; thence run West along the South line of said NE 1/4 of the SE 1/4 a distance of 997.25 feet; thence right 85 deg. 15 min. 30 sec. a distance of 930.00 feet; thence right 92 deg. 42 min. 39 sec. a distance of 1007.41 feet to the East line of Section 23; thence right 88 deg. 01 min. 40 sec. a distance of 964.87 feet to the Point of Beginning. Subject to Access Easement described as follows: A 24 foot wide easement located parallel to and West of the East line of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West; being more particularly described as follows: Commence and begin at the SE corner of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the East line of Section 23 a distance of 964.87 feet; thence left 88 degrees 01 min. 40 sec. Westerly 24.01 feet; thence left 91 deg. 58 min. 20 sec. Southerly 964.03 feet to the South line of the NE 1/4



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of the SE 1/4 Section 23; thence left 85 deg. 59 min. 47 sec. Easterly 24.06 feet to the Point of Beginning; being situated in 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 1 day of Dec, 2011.

The Bank of New York Mellon fka The Bank of New York
as Trustee for The Certificateholders of CWMBS, Inc.,
CHL Mortgage Pass-through Trust 2005-25, Mortgage
Pass-through Certificates, Series 2005-25

By: AMN Auctioneering, LLC
Its: Auctioneer

By: 
Aaron Nelson, Member

STATE OF ALABAMA)


JEFFERSON COUNTY)

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 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 CWMBS, Inc., CHL Mortgage Pass-through Trust 2005-25, Mortgage Pass-through Certificates, Series 2005-25, 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 1 day of December, 2011


Notary Public
My Commission Expires: SEPTEMBER 27, 2014

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


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