

VA Form 26-40 (322)
JUN 3, 1983. Use optional Section 1810,
Title 38 U.S.C. Acceptable to
Federal National Mortgage Association

2nd
20131121000456840 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
11/21/2013 11:48:54 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That ALANDO D. McDONALD, a married man and VERONICA McDONALD, his wife, did, on to-wit, April 26, 2002, execute a mortgage to New South Federal Savings Bank, which mortgage is recorded in Instrument Number 20020530000254500, et seq., in the Office of the Judge of Probate of Shelby County; 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 CWMBS, Inc, CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1 by instrument recorded in Instrument Number 20111201000362990 of said Probate Court records; 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 Certificateholders of CWMBS, Inc, CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama, in its issues of August 28th, September 4th and September 11th, 2013, fixing the time of sale of said property to be during the legal hours of sale on the 16th day of October, 2013; and

WHEREAS, on October 16th, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and did offer for sale and did sell at public outcry, in front of the Courthouse door of Shelby County, Alabama, in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1, in the amount of \$132,195.00, which sum the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2005-R1;** and

WHEREAS, said mortgage expressly authorized the Mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of \$132,195.00, on the indebtedness secured by said mortgage, the said Alando D. McDonald and Veronica McDonald, acting by and through the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1 by Edie S. Pickett, as said Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1 by Edie S. Pickett, as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Edie S. Pickett as said Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 CWMBS, INC., CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2005-R1,** the following described real property situated in Shelby County, Alabama, to-wit:

LOT 90, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SECOND SECTOR,
AS RECORDED IN MAP BOOK 6, PAGE 12, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

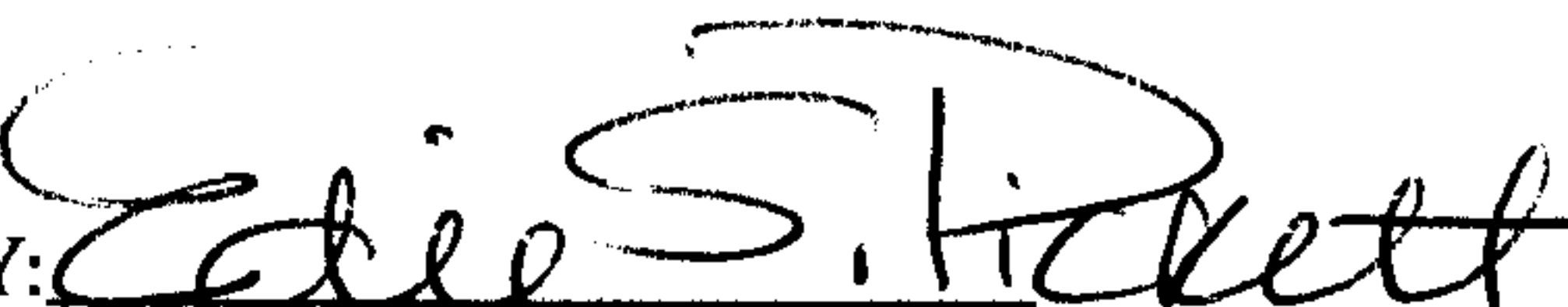
**PROPERTY ADDRESS: (for informational purposes only) 1970
Chandaway Dr. Pelham, Alabama 35124**

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 CERTIFICATEHOLDERS OF CWMBS, INC., CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2005-R1,** 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 CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1, and Alando D. McDonald and Veronica McDonald, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 16th day of October, 2013.

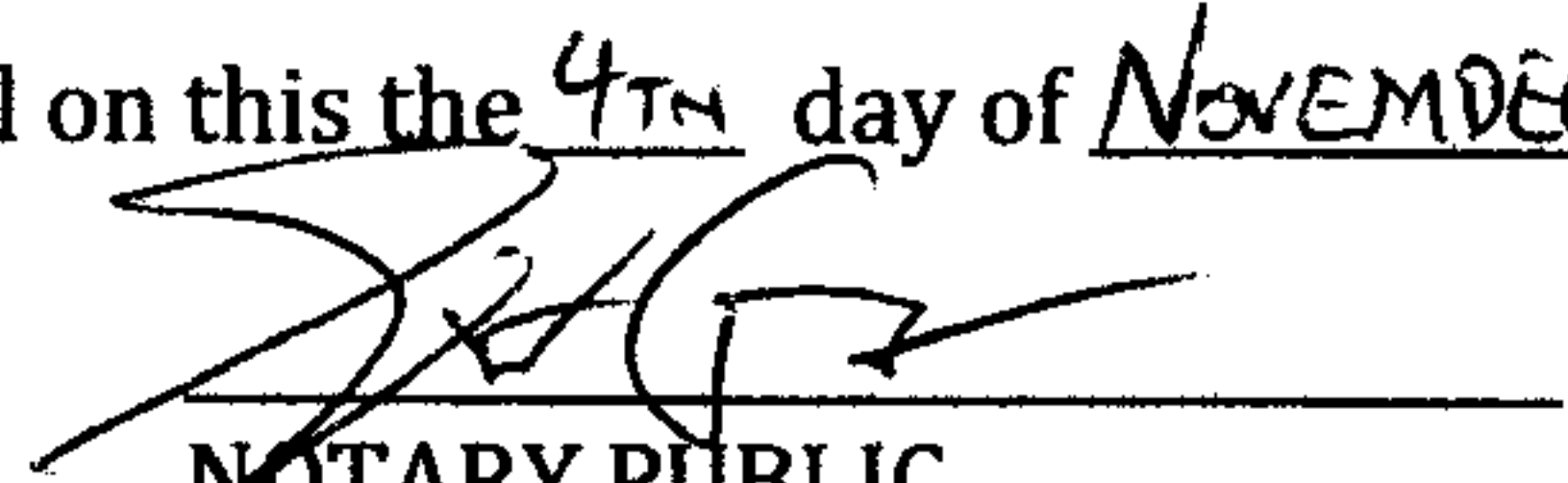
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2005-R1 and ALANDO D. McDONALD and VERONICA McDONALD

BY: 
Edie S. Pickett
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 Edie S. Pickett, 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 CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R1, and Alando D. McDonald and Veronica McDonald 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 4TH day of NOVEMBER, 2013.


NOTARY PUBLIC
My Commission Expires: 4/3/2017

GRANTEE'S ADDRESS:

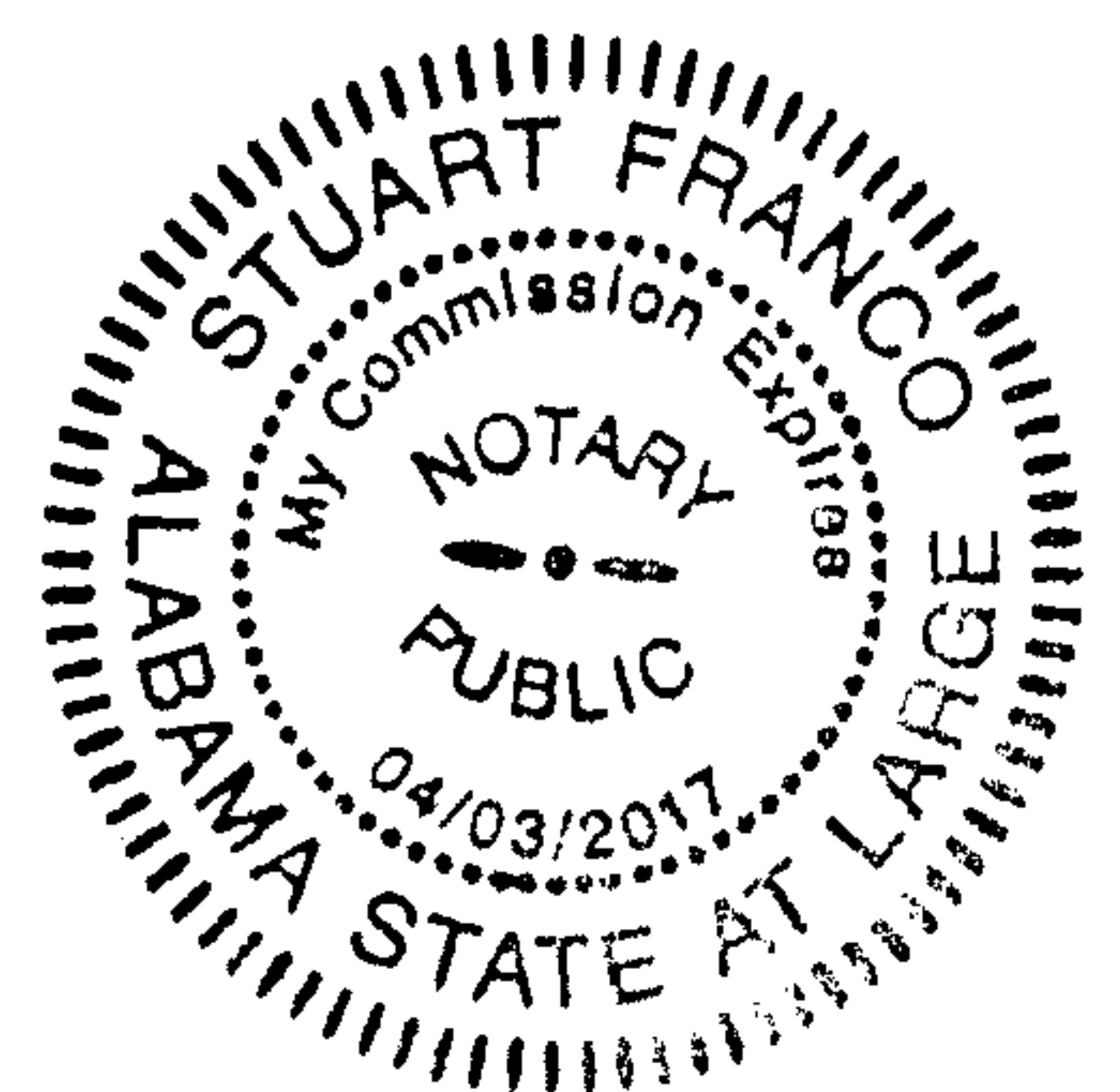
The Bank of New York Mellon
5401 N. Beach Street
Ft. Worth, TX 76137

GRANTOR'S ADDRESS:

Alando D. McDonald and Veronica McDonald
1970 Chandaway Dr.
Pelham, Alabama 35124

This instrument prepared by:

William S. McFadden
McFADDEN, LYON & ROUSE, L.L.C.
718 Downtowner Boulevard
Mobile, Alabama 36609
(251) 342-9172




20131121000456840 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alando D. McDonald
Mailing Address Veronica McDonald
1970 Chandaway Dr.
Pelham, Alabama 35124

Grantee's Name The Bank of New York Mellon
Mailing Address 5401 N. Beach Street
Ft. Worth, TX 76137

Property Address 1970 Chandaway Dr.
Pelham, Alabama 35124

Date of Sale October 16, 2013

Total Purchase Price \$ 132,195.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Auctioneer Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or to property is being conveyed.

Property address - the physical address of the property being conveyed, it

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/21/13

Print

William S. McFadden

Sign

(Attorney)

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

