

AUCTIONEER'S DEED

20131121000457880 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
11/21/2013 03:38:34 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, ROBYN L. MASHON and TODD W. MASHON, wife and husband executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Countrywide Home Loans, Inc. and Lender's successors and assigns on the 24th day of March, 2005 on that certain real property hereinafter described, which mortgage is recorded in Instrument Number 20050328000139290, 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 the CWABS, Inc. Asset-Backed Certificates, Series 2005-1 by instrument recorded in Instrument Number 20111101000326490 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 of general circulation published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on August 28th, September 4th and September 11th, 2013, fixing the time of the sale of said property to be during the legal hours of sale on the 1st day of October, 2013, 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 1st day of October, 2013, 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 THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-1** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a credit bid of **\$113,400.00**. The said The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-1, by and through Edie S. Pickett as auctioneer, and as its attorney-in-fact, and Robyn L. Mashon and Todd W. Mashon by Edie S. Pickett, as auctioneer 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 THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-1**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

LOT 301, ACCORDING TO THE SURVEY OF SHELBY FOREST ESTATES, 3RD SECTOR, AS RECORDED IN MAP BOOK 24 PAGE 48 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**PROPERTY ADDRESS (for informational purposes only): 712 Shelby Forest Trl, Chelsea, Alabama 35043**

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 THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-1**, 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 the CWABS, Inc. Asset-Backed Certificates, Series 2005-1, and Robyn L. Mashon and Todd W. Mashon, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 1st day of October, 2013.

THE BANK OF NEW YORK MELLON F/K/A THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.  
ASSET-BACKED CERTIFICATES, SERIES 2005-1  
and ROBYN L. MASHON and TODD W. MASHON

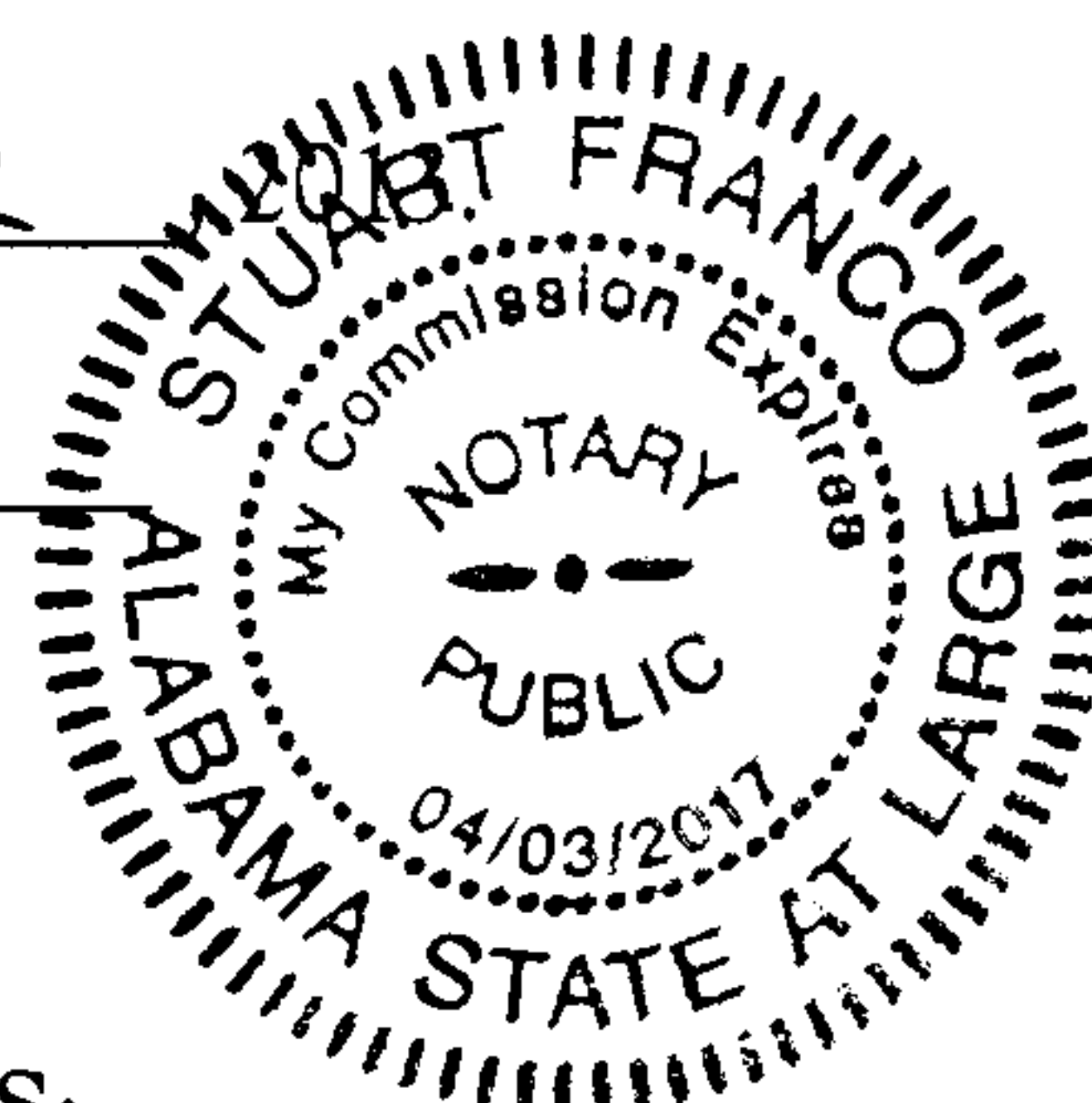
BY: Edie S. Pickett  
Edie S. Pickett  
As Attorney-in-Fact and Auctioneer

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 the CWABS, Inc. Asset-Backed Certificates, Series 2005-1, and Robyn L. Mashon and Todd W. Mashon 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, she, 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 30th day of OCTOBER

[Signature]  
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

**GRANTEE'S ADDRESS:**

Robyn L. Mashon and Todd W. Mashon  
712 Shelby Forest Trl  
Chelsea, Alabama 35043

This instrument prepared by:

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

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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 Robyn L. & Todd W. Mashon  
Mailing Address 712 Shelby Forest Trl  
Chelsea, Alabama 35043

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

Property Address 712 Shelby Forest Trl  
Chelsea, Alabama 35043

Date of Sale October 1, 2013

Total Purchase Price \$ 113,400.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Auctioneer Deed

☐ Closing Statement

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 persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

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 10/11/13

Print William J. McFadden

Sign (Attorney)

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Print Form

Form RT-1