



20140207000035420 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
02/07/2014 12:07:53 PM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

(19) Jason Tingle, Esq.  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

The Bank of New York Mellon FKA  
The Bank of New York, as Trustee  
for the certificateholders of the  
CWABS, Inc., ASSET-BACKED  
CERTIFICATES, SERIES 2006-20  
8742 Lucent Blvd. STE 300  
Highlands Ranch, CO 80129

**GRANTOR**

Allison Conner  
Ward Conner  
507 Bennett Dr.  
Alabaster, AL 35007

**GRANTEE**

The Bank of New York Mellon FKA  
The Bank of New York, as Trustee  
for the certificateholders of the  
CWABS, Inc., ASSET-BACKED  
CERTIFICATES, SERIES 2006-20  
8742 Lucent Blvd. STE 300  
Highlands Ranch, CO 80129

Property Address: 507 Bennett Dr., Alabaster, AL 35007  
Purchase Price: \$166,494.73 \*\*\*Mortgagee credit\*\*\*  
Sale Date: January 21, 2014

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on September 29, 2006, Allison Conner and Ward Conner, married, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First Commonwealth Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20061212000604420; and subsequently transferred and assigned to The Bank of New York as Trustee for the Certificate Holders, CWABS, Inc. Asset-Backed Certificates, Series 2006-20, and said assignment being recorded in Instrument No., 20081008000397660; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of

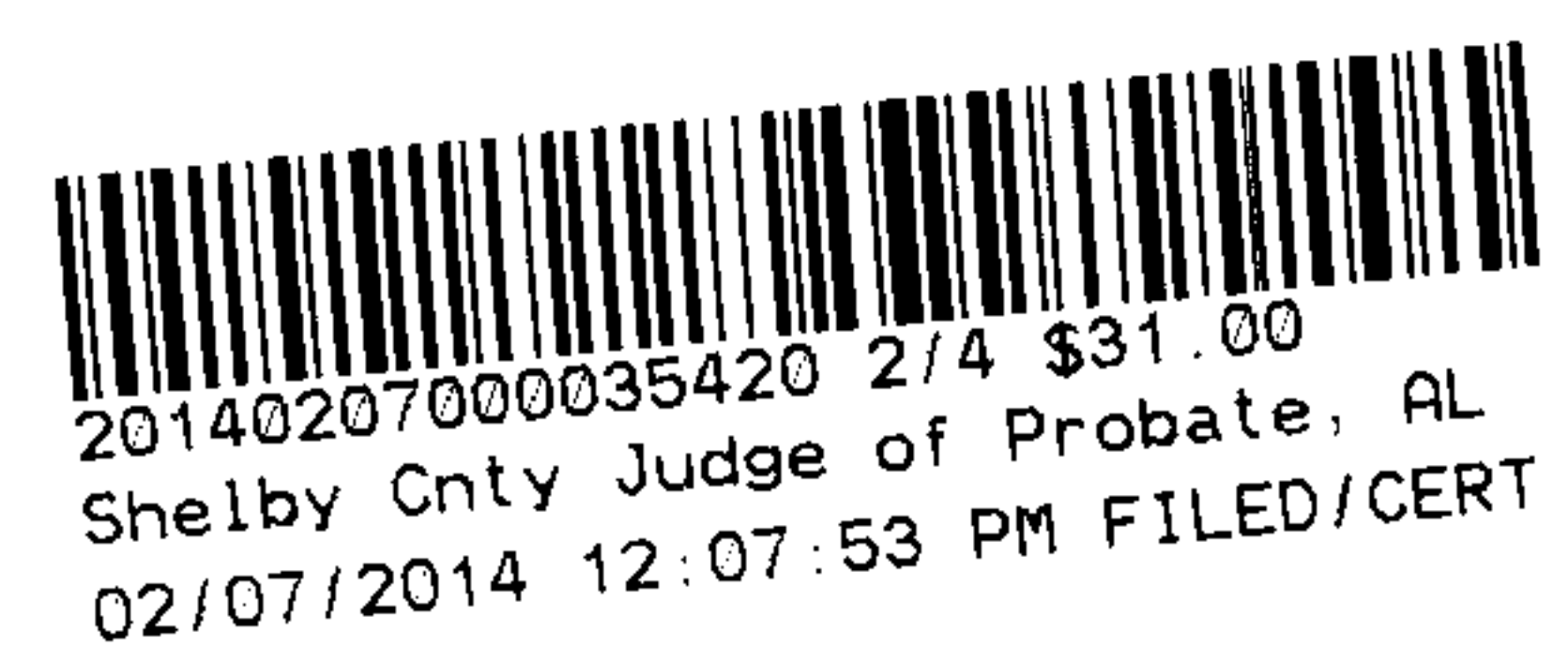
Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 25, 2013, January 1, 2014, January 8, 2014; and

WHEREAS, on January 21, 2014, 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 and properly conducted, and Peggy Youngblood did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Peggy Youngblood was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20; and

WHEREAS, the highest and best bid for the property described in the aforementioned






mortgage was the bid of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20, in the amount of \$166,494.73, which sum of money The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20 offered to credit on 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 the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20, by and through Peggy Youngblood, as Auctioneer conducting said sale and as Attorney-in-Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20, the following described property situated in Shelby County, Alabama, to-wit:

Lot 7, in Block 2, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20 and its successors and assigns; 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.

IN WITNESS WHEREOF, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20 and Allison Conner and Ward Conner have caused this instrument to be

  
20140207000035420 3/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
02/07/2014 12:07:53 PM FILED/CERT

executed by and through Peggy Youngblood, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Peggy Youngblood, as Auctioneer conducting said sale on January 21, 2014.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20

By: Peggy M. Youngblood  
Peggy Youngblood, Attorney-in-Fact

Allison Conner and Ward Conner

By: Peggy Youngblood  
Peggy Youngblood, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Peggy Youngblood  
Peggy Youngblood, As the Auctioneer and person making said sale

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Peggy Youngblood, whose name as Attorney-in-Fact for Allison Conner and Ward Conner, and whose name as Attorney-in-Fact and agent for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-20; and whose name as Auctioneer and person making said sale, 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/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 24th day of January, 2014.

Dorothy M. Veith  
Notary Public in and for the State of Alabama,  
at Large  
My Commission Expires: 6-28-14



Dorothy M. Veith  
Notary Public  
State of Alabama  
Alabama State at Large

20140207000035420 4/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
02/07/2014 12:07:53 PM FILED/CERT