


THIS INSTRUMENT WAS PREPARED BY:

 Michael Lindsey, 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 2006-18
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

GRANTOR

Ann W. Campbell
1250 Southwind Dr.
Helena, AL 35080


John R. Campbell
1250 Southwind Dr.
Helena, AL 35080

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 2006-18
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

Property Address: 1 Dogwood Circle, Pelham, AL 35124
Purchase Price: \$126,813.00 ***Mortgagee credit***
Sale Date: February 25, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140303000056860 1/5 \$32.00
Shelby Cnty Judge of Probate, AL
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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on April 19, 2006, John R. Campbell and Ann W. Campbell, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Charterwest Mortgage, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20060511000224240; and subsequently transferred and assigned 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 2006-18, and said assignment being recorded in Instrument Number, 20110620000180620; and

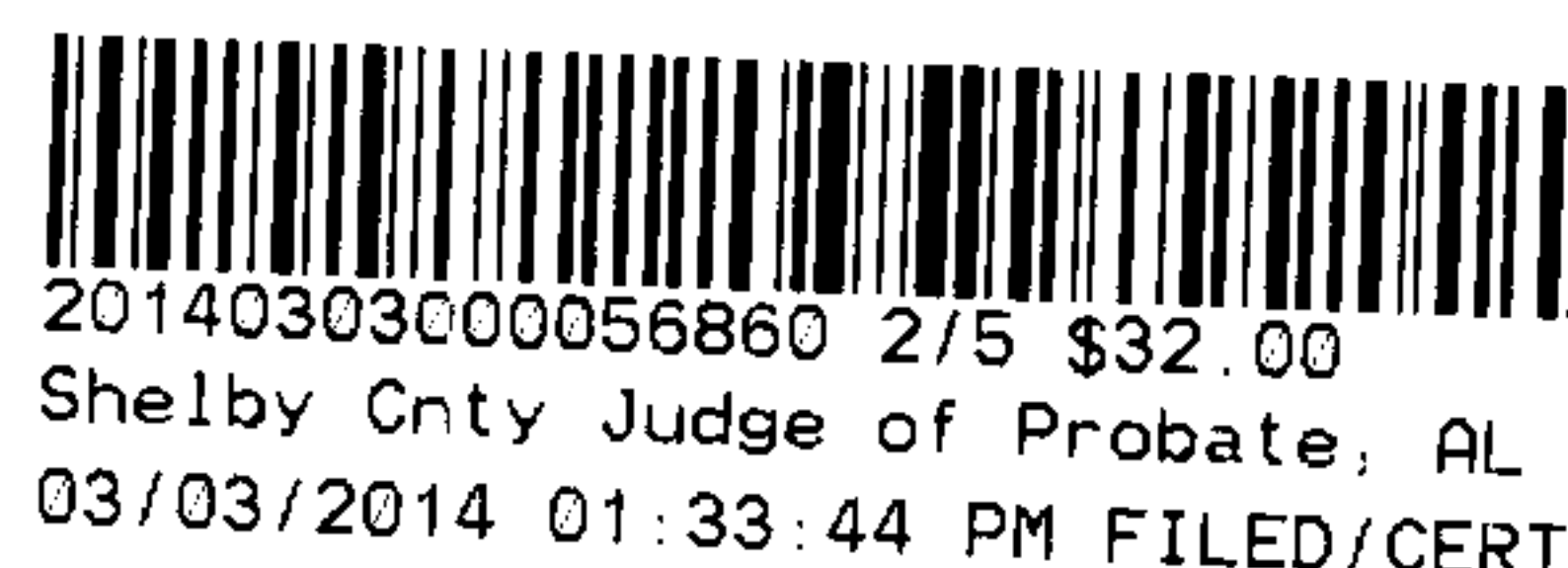
WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms

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 2006-18 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 January 29, 2014, February 5, 2014, February 12, 2014; and


WHEREAS, on February 25, 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 2006-18



; 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 2006-18, in the amount of \$126,813.00, 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 2006-18 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 2006-18, 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 2006-18, 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 2006-18, the following described property situated in Shelby County, Alabama, to-wit:


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A parcel of land in the Southwest quarter of the Southwest quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; described as follows: commence at the Southwest corner of said Section 18, thence run North along the West line of said Section 1100.24 feet, thence turn right 89 degrees 50 minutes 30 seconds and run East 363.84 feet to the point of beginning; thence continue last course 170.75 feet to a point on the centerline of Shelby County Highway #35, thence turn left 62 degrees 35 minutes 00 seconds and run Northeast 166.59 feet to a point on said centerline, thence turn left 05 degrees 54 minutes 00 seconds and run Northeast 14.29 feet to a point on said centerline, thence turn left 95 degrees 08 minutes 00 seconds and run Northeast 39.04 feet to the point on the counterclockwise curve having a delta angle of 26 degrees 04 minutes 00 seconds and a radius of 277.40 feet, (said point being on the southerly right of way of Dogwood Circle), thence run along the arc of said curve and the southerly right of way of Dogwood Circle 126.20 feet to the point of a reverse curve having a delta angle of 13 degrees 00 minutes 00 seconds and a radius of 351.63 feet, thence run along the arc of said curve and the southerly right of way of Dogwood Circle 80.19 feet, thence turn left 90 degrees 00 minutes 00 seconds from tangent and run South 175.41 feet to the point of beginning.

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 2006-18 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 2006-18 and John R. Campbell and Ann W. Campbell have caused this instrument to be 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 February 25, 2014.


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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 2006-18

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

John R. Campbell and Ann W. Campbell

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

By: Peggy M. 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 John R. Campbell and Ann W. Campbell, 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 2006-18; 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 26th day of February, 2014.

Dorothy M. Veitch

Notary Public in and for the State of Alabama,
at Large

My Commission Expires: 6-28-14



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



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