

**THIS INSTRUMENT WAS PREPARED BY:**

Michael Lindsey, Esq.  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

The Bank of New York Mellon  
F/K/A The Bank of New York, as  
Trustee for the Certificate Holders of  
the CWABS, Inc., Asset-Backed  
Certificates, Series 2007-13  
8742 Lucent Blvd. STE 300  
Highlands Ranch, CO 80129

**GRANTOR**

Laura L. Christian  
726 Pleasant Avenue  
Peckville, PA 18452


Philip L. Christian  
726 Pleasant Avenue  
Peckville, PA 18452

**GRANTEE**

The Bank of New York Mellon  
F/K/A The Bank of New York, as  
Trustee for the Certificate Holders of  
the CWABS, Inc., Asset-Backed  
Certificates, Series 2007-13  
8742 Lucent Blvd. STE 300  
Highlands Ranch, CO 80129

Property Address: 6087 Eagle Point Circle, Birmingham, AL 35242  
Purchase Price: \$257,765.00 \*\*\*Mortgagee credit\*\*\*  
Sale Date: March 19, 2014

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20140327000085960 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 02:18:02 PM FILED/CERT

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on June 25, 2007, Philip L. Christian and Laura L. Christian, wife and husband, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20070716000331640; and subsequently transferred and assigned to The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13, and said assignment being recorded in Instrument No. 201111027000321460; 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

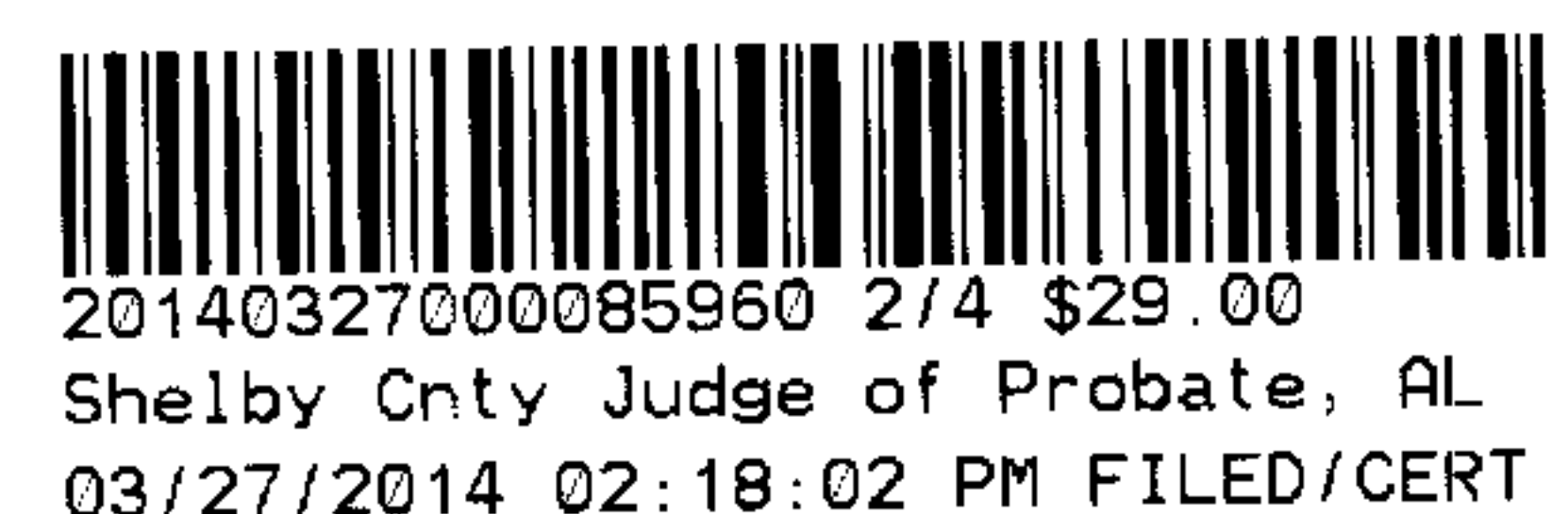
Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under 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 F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13 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 February 12, 2014, February 19, 2014, February 26, 2014; and

WHEREAS, on March 19, 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 Jimmie Raye Newman 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, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13; and

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







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mortgage was the bid of The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13, in the amount of \$257,765.00, which sum of money The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13 offered to credit on 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 Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13, by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13, the following described property situated in Shelby County, Alabama, to-wit:

LOT 719, ACCORDING TO THE SURVEY OF EAGLE POINT, 7TH SECTOR, AS RECORDED IN MAP BOOK 20 PAGE 18 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD the above described property to The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13 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 F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13 and Philip L. Christian and Laura L. Christian have caused this instrument to be

executed by and through Jimmie Raye Newman, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jimmie Raye Newman, as Auctioneer conducting said sale on March 19, 2014.

The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13


By: Jimmie Raye Newman  
Jimmie Raye Newman, Attorney-in-Fact

Philip L. Christian and Laura L. Christian

By: Jimmie Raye Newman  
Jimmie Raye Newman, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Jimmie Raye Newman  
Jimmie Raye Newman, As the Auctioneer and person making said sale

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

  
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I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jimmie Raye Newman, whose name as Attorney-in-Fact for Philip L. Christian and Laura L. Christian, and whose name as Attorney-in-Fact and agent for The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13; 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 24<sup>th</sup> day of March, 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