



20140401000092610 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
04/01/2014 02:04:37 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

***m* 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 2007-10
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129**

GRANTOR

Gary L Brown
1314 Navajo Trail
Alabaster, AL 35007

Leah C Brown
1314 Navajo Trail
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 2007-10
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129**

Property Address: 1314 Navajo Trail, Alabaster, AL 35007
Purchase Price: \$109,650.00 *Mortgagee credit*****
Sale Date: March 26, 2014

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on May 18, 2007, Leah C Brown and Gary L Brown, as join tenants with right of survivorship, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely 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 Number, 20070614000280190; 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 2007-10, and said assignment being recorded in Instrument Number, 20111004000293630; and

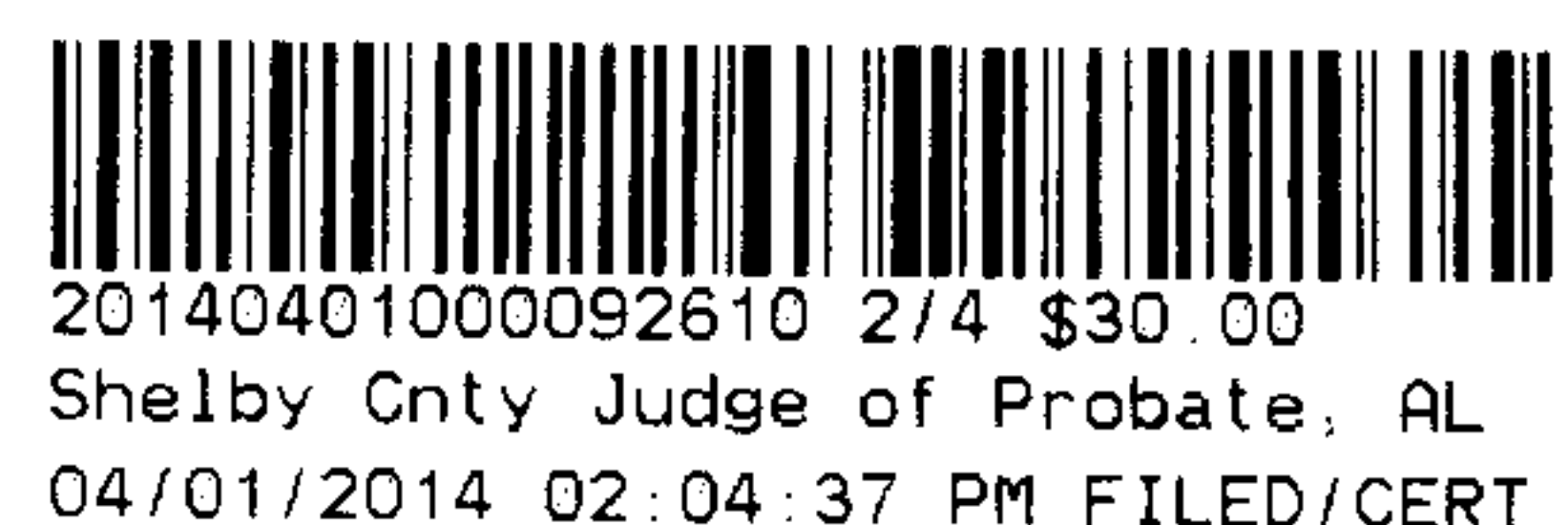
WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms

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 2007-10 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 19, 2014, February 26, 2014, March 5, 2014; and

WHEREAS, on March 26, 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 FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-10; 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 2007-10, in the amount of \$109,650.00, 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 2007-10 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 2007-10, by and through Jimmie Raye Newman, 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 2007-10, 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 2007-10, the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Navajo Hills, Third Sector, as recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama Records.

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 2007-10 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 2007-10 and Leah C Brown and Gary L Brown have caused this instrument to be executed by and through Jimmie Raye Newman, as Auctioneer conducting said sale, and as their Attorney-in-

