

**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 2007-1  
8742 Lucent Blvd. STE 300  
Highlands Ranch, CO 80129

**GRANTOR**

Candace S. Woods  
1817 Mohawk Drive  
Alabaster, AL 35007


Dustin D. Woods  
1817 Mohawk Drive  
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 2007-1  
8742 Lucent Blvd. STE 300  
Highlands Ranch, CO 80129

Property Address: 5200 Parkside Circle, Birmingham, AL 35242  
Purchase Price: \$183,893.86 \*\*\*Mortgagee credit\*\*\*  
Sale Date: April 15, 2014

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20140430000127950 1/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
04/30/2014 10:43:50 AM FILED/CERT

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on December 13, 2006, Dustin D. Woods and Candace S. Woods, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Ark-La-Tex Financial Services, LLC DBA Benchmark Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20061222000622830; 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 2007-1, and said assignment being recorded in Instrument Number, 20110830000256390; and

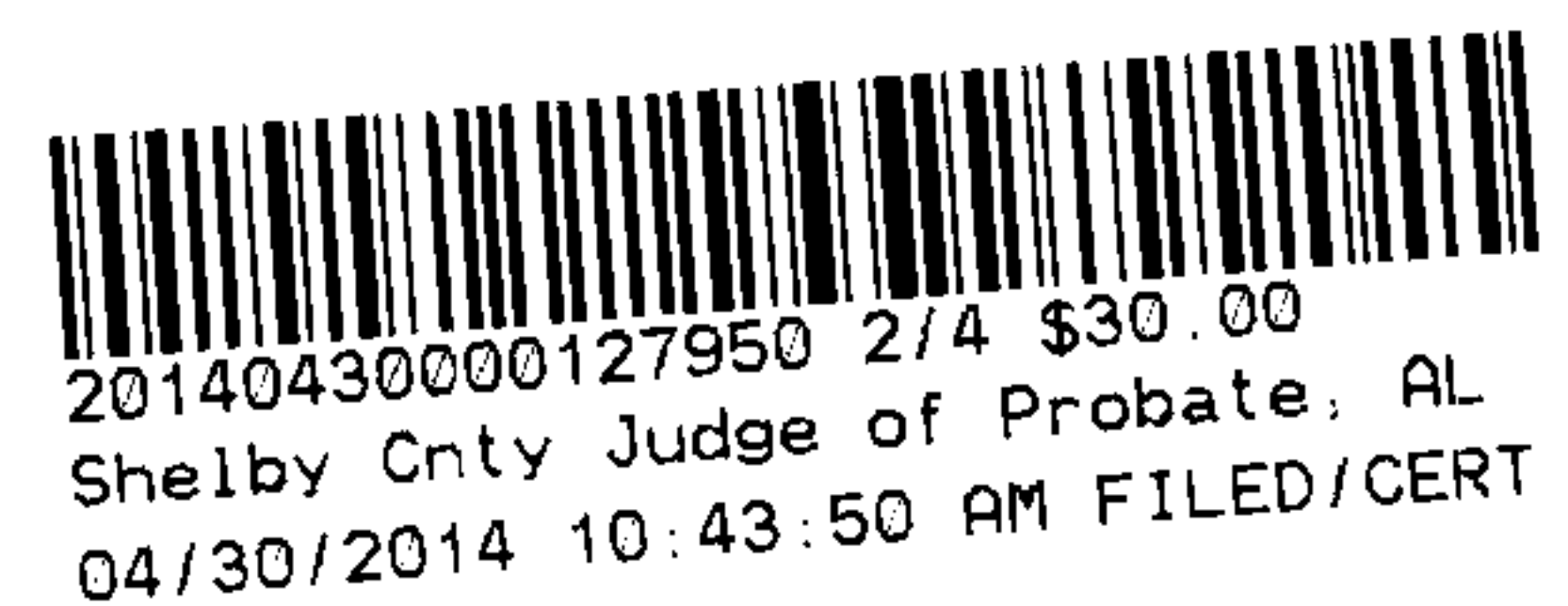
WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms

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 2007-1 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 March 19, 2014, March 26, 2014, April 2, 2014; and

WHEREAS, on April 15, 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 Gary L. Anderson 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, Gary L. Anderson 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 2007-1; 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 2007-1, in the amount of \$183,893.86, 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 2007-1 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 2007-1, by and through Gary L. Anderson, 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 2007-1, 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 2007-1, the following described property situated in Shelby County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF PARKSIDE, AS RECORDED IN MAP BOOK 7, PAGE 136, IN THE PROBATE OFFICE 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 2007-1 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,

  
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Shelby Cnty Judge of Probate, AL  
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SERIES 2007-1 and Dustin D. Woods and Candace S. Woods have caused this instrument to be executed by and through Gary L. Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary L. Anderson, as Auctioneer conducting said sale on April 15, 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 2007-1

By: *Gary L. Anderson*  
Gary L. Anderson, Attorney-in-Fact

Dustin D. Woods and Candace S. Woods

By: *Gary L. Anderson*  
Gary L. Anderson, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: *Gary L. Anderson*  
Gary L. Anderson, As the Auctioneer and person making said sale

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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 Gary L. Anderson, whose name as Attorney-in-Fact for Dustin D. Woods and Candace S. Woods, 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 2007-1; 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 17<sup>th</sup> day of April, 2014.



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

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