

KNOW ALL PERSONS BY THESE PRESENTS: That Albert D. Bevill and Andrea G. Bevill, as joint tenants with rights of survivorship, did, on to-wit, May 25th, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc., which mortgage is recorded in Instrument #20050607000274700, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly 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 2005-7 by instrument recorded in Instrument #20120105000006040 said Probate Court records; and

WHEREAS, default was made in the payment of 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 2005-7 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of April 16, April 23, and April 30, 2014; and

WHEREAS, on May 7th, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, 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 2005-7 did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of 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 2005-7 in the amount of THREE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED NINETY NINE AND 35/100THS(\$313,799.35) DOLLARS, which sum 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 2005-7 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to 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 2005-7; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of THREE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED NINETY NINE AND 35/100THS(\$313,799.35) DOLLARS, on the indebtedness secured by said mortgage, the said Albert D. Bevill and Andrea G. Bevill, acting by and through 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 2005-7 by Reed Hudson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, 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 2005-7 by Reed Hudson as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Reed Hudson as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto 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 2005-7, the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 1210, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive easement to use private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst No. 1994-07111 and amended in Inst No. 1996-17543 and amended in Inst No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase I, recorded as Inst. No. 2000-20771 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")


The above referenced mortgage indicates that the address of the property described above is: 1026 Westwick Cir
Birmingham, AL 35242

TO HAVE AND TO HOLD THE above-described property 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 2005-7 forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.


IN WITNESS WHEREOF, 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 2005-7 has caused this instrument to be executed by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Reed Hudson has executed this instrument in his/her capacity as such auctioneer on this the 7th day of May, 2014.

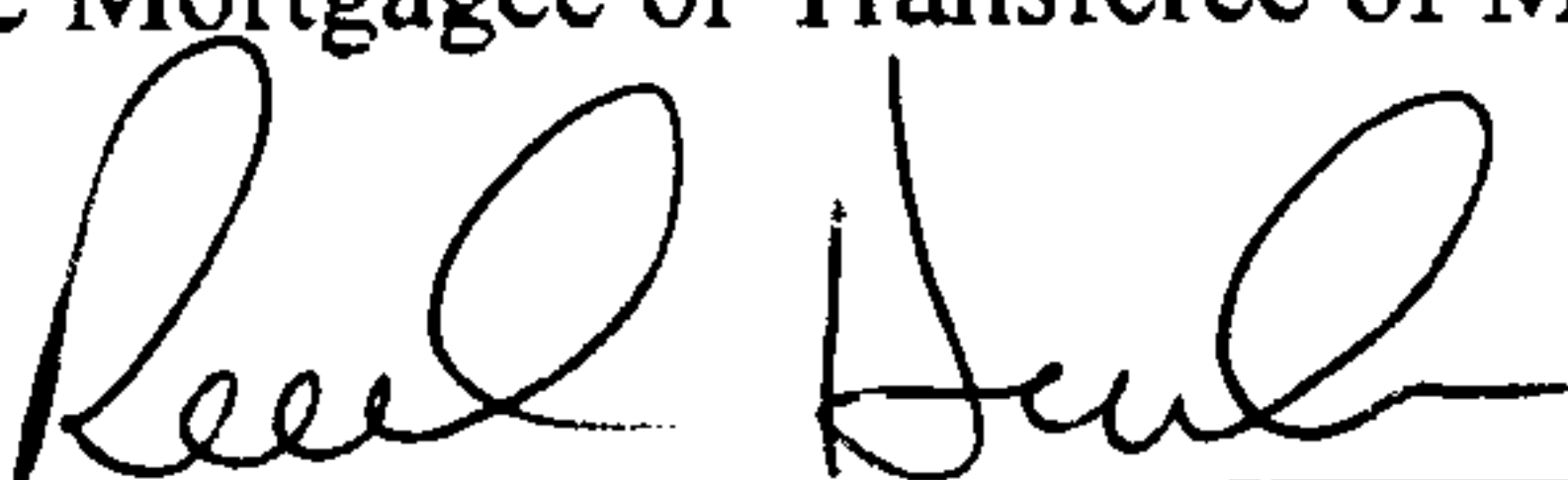
Albert D. Bevill and Andrea G. Bevill
Mortgagors

By: 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 2005-7
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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 2005-7
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee


As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Culman

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Reed Hudson, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of May, 2014.

Melody Baxley


NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/15

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:
7105 Corporate Dr.
Plano, TX 75024

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20140610000175280 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
06/10/2014 02:08:57 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Albert D. Beville +
Andrea G. Beville
1026 Westwick Cir.
Birmingham, AL 35242

Grantee's Name
Mailing Address

Green Tree Servicing LLC
345 St Peter Street
St. Paul, MN 55102

Property Address

1026 Westwick Cir.
Birmingham, AL 35242

Date of Sale

5-7-14

Total Purchase Price \$

313,799.35

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

5/27/14

Print

MARCOUS CLARK

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140610000175280 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
06/10/2014 02:08:57 PM FILED/CERT

Form RT-1