

Send Tax Notice To:


THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF
CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-
HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2005-HYB3
c/o New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
55 Beattie Place
Suite 110
Greenville, SC 29601

When Recorded Return to:

David Sigler, Esq.
Morris|Schneider|Wittstadt, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)


20141007000315440 1/6 \$33.00
Shelby Cnty Judge of Probate, AL
10/07/2014 02:11:58 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 8th day of March, 2005, Samuel A. Peavy, a married man and Susan E. Peavy, a married woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for American Mortgage Express Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20050324000131620, said mortgage having subsequently been transferred and assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3 "Transferee"), by instrument executed on January 14, 2013 and recorded on January 18, 2013 in Instrument 20130118000025100, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 the same, the Transferee or any person conducting said sale for the Transferee was authorized to execute

title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; 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 CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 13, 2014, August 20, 2014, August 27, 2014; and

WHEREAS, on September 10, 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 conducted, and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, David Sigler was the auctioneer and the person conducting the sale for said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3; and

WHEREAS, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3, was the highest bidder and best bidder in the amount of One Hundred Twenty-Seven Thousand Nine Hundred Seventy-Eight and 61/100 Dollars (\$127,978.61) on the indebtedness secured by said

mortgage, the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3, by and through David Sigler as attorney for said Transferee, does hereby convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Map of Autumn Ridge, as recorded in Map Book 12, Page 4 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3 has caused this indenture to be executed by and through David Sigler as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 16th day of September, 20 14

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWMBS, INC., CHL
MORTGAGE PASS-THROUGH TRUST 2005-HYB3,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-HYB3

BY: [Signature]
David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as Attorney for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3, 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 as such Attorney for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-HYB3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HYB3 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 16th day of September, 2014.

[Signature]
NOTARY PUBLIC **My Commission Expires**
My Commission Expires: April 29, 2018

This instrument prepared by:

David Sigler, Esq.
Morris|Schneider|Wittstadt, LLC
1 Independence Plaza
Suite 416


20141007000315440 4/6 \$33.00
Shelby Cnty Judge of Probate, AL
10/07/2014 02:11:58 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: Samuel Peavy Susan E. Peavy

Grantee's Name: THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
CWMBS, INC., CHL MORTGAGE
PASS-THROUGH TRUST 2005-
HYB3, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2005-HYB3

Mailing Address: 1038 Independence Court
Alabaster, AL 35007-0000

Mailing Address: 55 Beattie Place
Suite 110
Greenville, SC 29601

Property Address: 1038 Independence Court
Alabaster, AL 35007-0000

Date of Sale: September 10, 2014



20141007000315440 5/6 \$33.00
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Total Purchase Price \$ 127,978.61

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Amount

☐ Closing Statement

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 09/18/2014

_____ Unattested _____
(verified by)

Print Erica Caver

Sign Eric Cantu
Grantee



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