


STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

  
20141201000377360 1/3 \$124.00  
Shelby Cnty Judge of Probate: AL  
12/01/2014 04:04:41 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That BILLY W BARBER, AND CORA J BARBER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, did, on to-wit, November 29th, 2004, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Full Spectrum Lending, Inc., which mortgage is recorded in Instrument #20050715000354680, 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 2004-15 by instrument recorded in Instrument #20110729000221320 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 2004-15 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 Shelby County Reporter, in its issues of October 22, October 29, and November 5, 2014; and

WHEREAS, on November 19th, 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 2004-15 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 R REALTY in the amount of SIXTY EIGHT THOUSAND AND 00/100THS (\$68,000.00)DOLLARS, which sum the said R REALTY paid in cash, and said property was thereupon sold to the said R REALTY; 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 SIXTY EIGHT THOUSAND AND 00/100THS (\$68,000.00)DOLLARS, on the indebtedness secured by said mortgage, the said BILLY W BARBER, AND CORA J BARBER, 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 2004-15 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 2004-15 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 R REALTY, 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 48, ACCORDING TO SURVEY OF HUNTER'S GLEN, AS RECORDED IN MAP BOOK 6, PAGE 49, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY AS CONVEYED FROM THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES TO BILLY W. BARBER AND CORA J. BARBER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AS DESCRIBED IN DEED BOOK 342, PAGE 727, RECORDED 09/29/1982, IN SHELBY COUNTY RECORDS.**

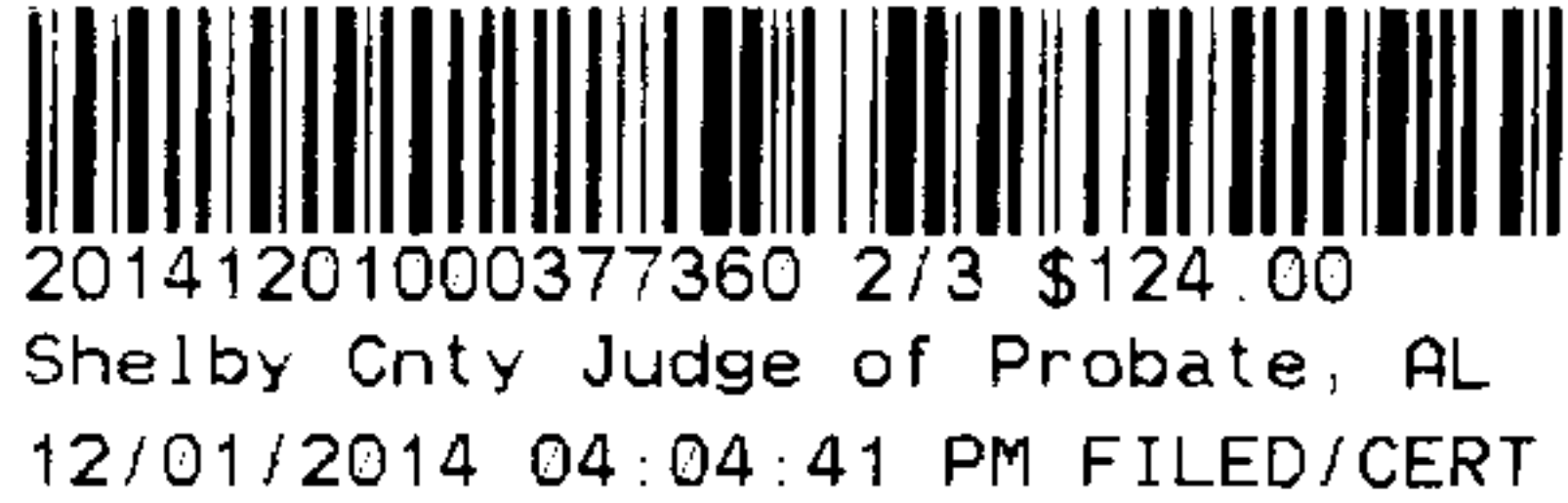
The above referenced mortgage indicates that the address of the property described above is: 48 Huntmaster Ln  
Pelham, AL 35124

TO HAVE AND TO HOLD THE above-described property unto the said R REALTY 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.



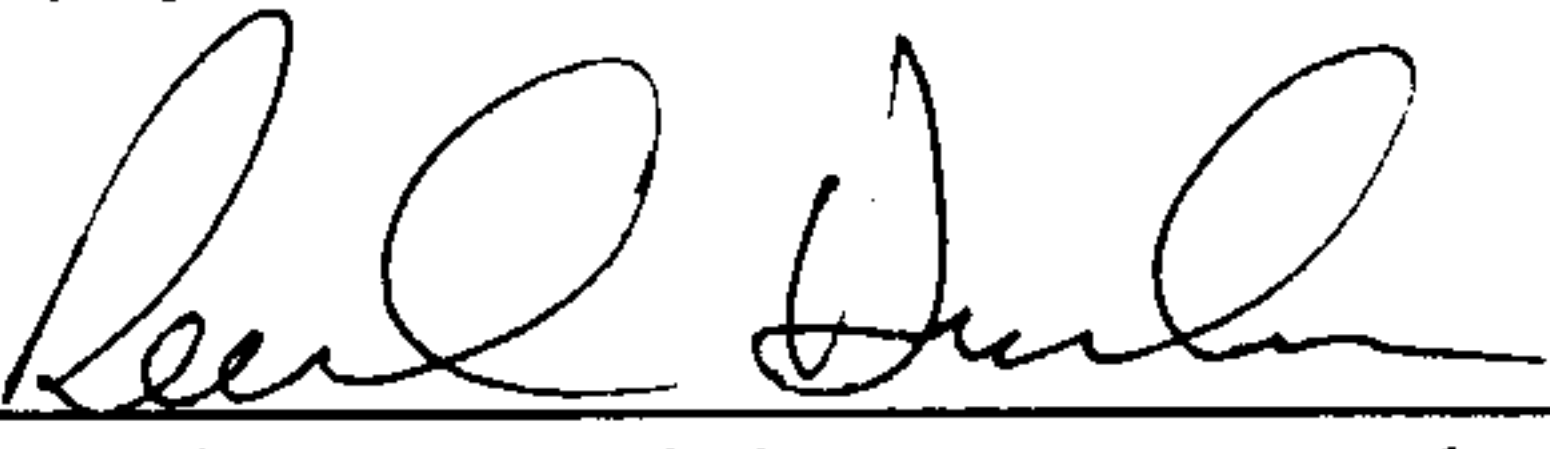
IN WITNESS WHEREOF, the said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15 has caused this instrument to be executed by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Reed Hudson has executed this instrument in his/her capacity as such auctioneer on this the 19<sup>th</sup> day of November, 2014.

BILLY W BARBER, AND CORA J BARBER  
Mortgagors



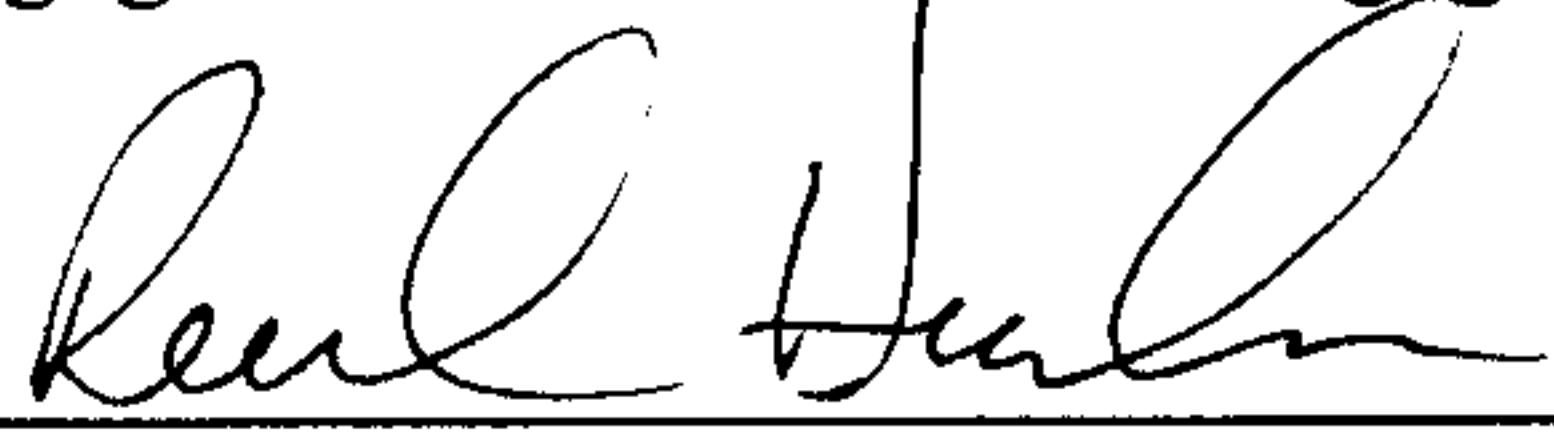
By: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15

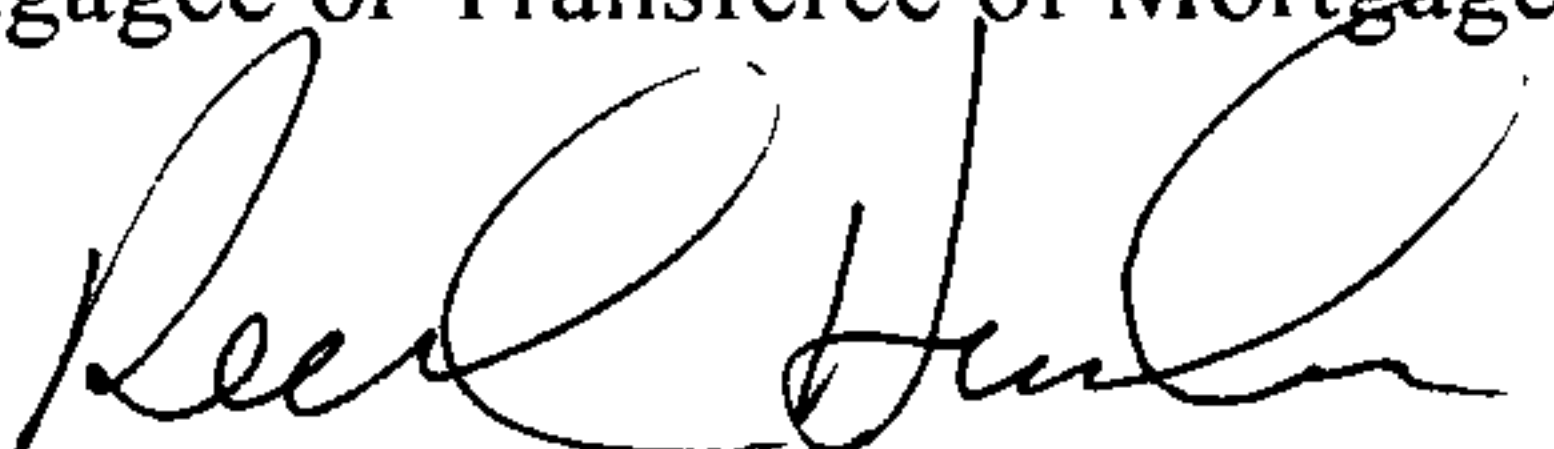
Mortgagee or Transferee of Mortgage

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

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 2004-15

Mortgagee or Transferee of Mortgage

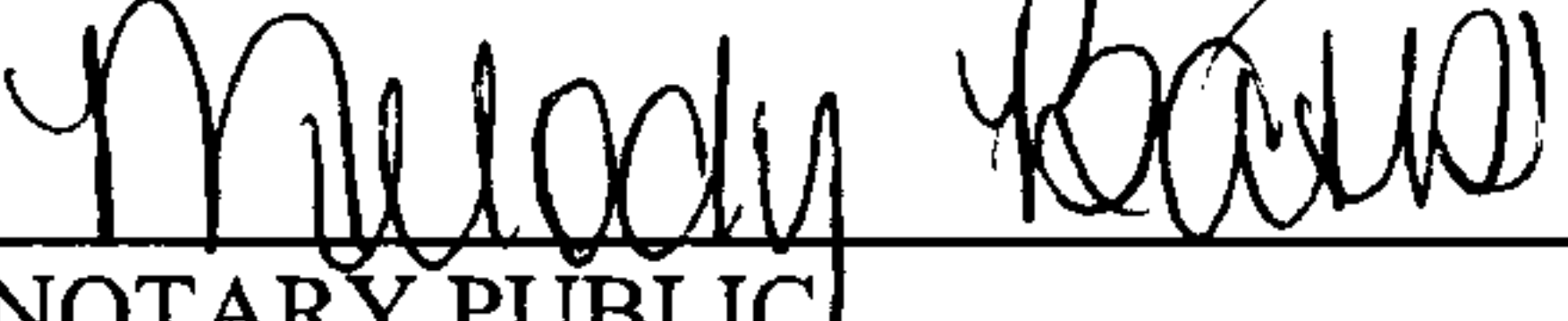
By:   
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

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

STATE OF ALABAMA  
COUNTY OF Cullman

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 19th day of November, 2014.

  
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:  
140 Resource Center Parkway  
Birmingham, AL 35242

# Real Estate Sales Validation Form

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

Grantor's Name Mottom Bank of N.Y.  
Mailing Address Bank of America

Grantee's Name R Realty  
Mailing Address 140 Resource Center Bldg.  
B'ham, Al. 35242

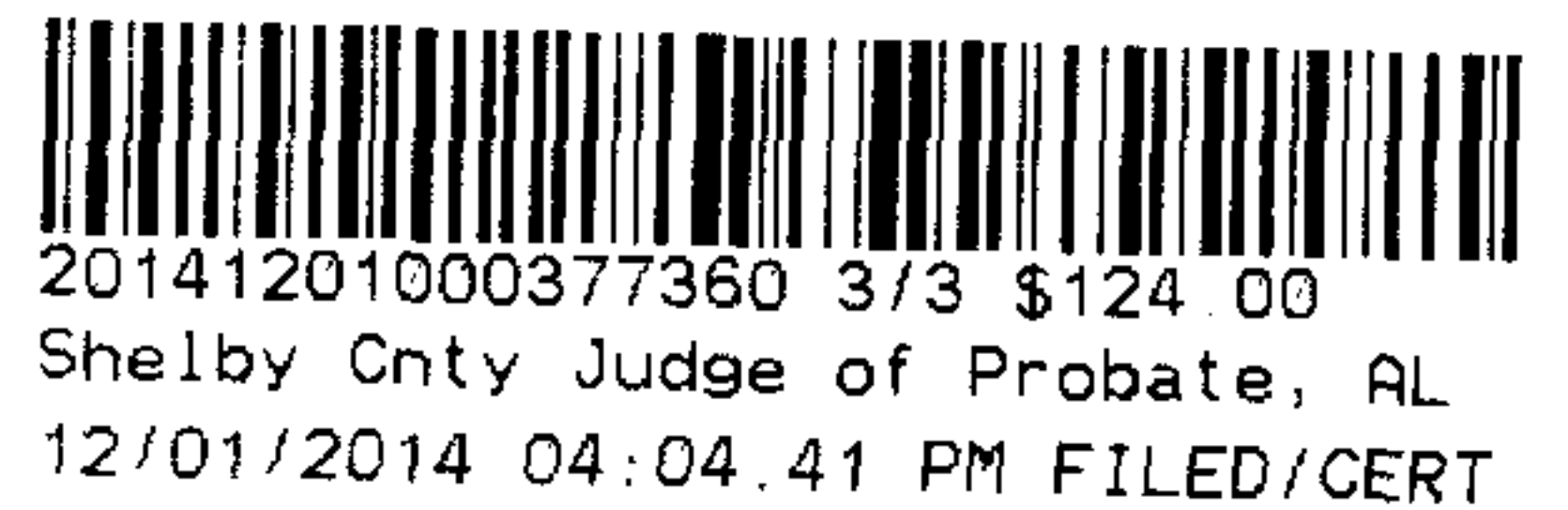
Property Address 48 - Huntmaster Ln.  
Pelham, Al. 35124

Date of Sale 11-19-14  
Total Purchase Price \$ 68,000  
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 12-1-14

Print Chet Batchelor

☐ Unattested

Sign Chet Batchelor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one