



20150403000105630 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
04/03/2015 11:11:48 AM FILED/CERT

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 2006-20
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

GRANTOR

Rosalyn Williams
10925 Northview Drive
El Paso, TX 79934

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 2006-20
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

Property Address: 228 Industrial Park Drive, Alabaster, AL 35007

Purchase Price: \$131,619.51 ***Mortgagee credit***

Sale Date: March 31, 2015

STATE OF ALABAMA
COUNTY OF SHELBY

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)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on October 13, 2006, Rosalyn Williams, an unmarried woman, 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 20061024000524360; and subsequently transferred and assigned to BAC Home Loans Servicing, LP, and said assignment being recorded in Instrument Number 20140815000255950; 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 2006-20, and said assignment being recorded in Instrument No. 20150223000056080; 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 2006-20 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 4, 2015, March 11, 2015, March 18, 2015; and

WHEREAS, on March 31, 2015, 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 Erin Veitch 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, Erin Veitch 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 2006-20; 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 2006-20, in the amount of \$131,619.51, 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 2006-20 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 2006-20, by and through Erin Veitch, 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 2006-20, 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 2006-20, the following described property situated in Shelby County, Alabama, to-wit:

Lot 106, according to the Survey of Greenfield, Sector 3, Phase 2, as recorded in Map Book 17, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, restrictions and rights of way of record.

The proceeds of this loan have been applied against the purchase price of the property described herein, conveyed to mortgagor/s simultaneously herewith.

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 2006-20 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided

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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 2006-20 and Rosalyn Williams have caused this instrument to be executed by and through Erin Veitch, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Erin Veitch, as Auctioneer conducting said sale on March 31, 2015.

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 2006-20

By: Erin Veitch
Erin Veitch, Attorney-in-Fact

Rosalyn Williams

By: Erin Veitch
Erin Veitch, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Erin Veitch
Erin Veitch, As the Auctioneer and person making said sale

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 Erin Veitch, whose name as Attorney-in-Fact for Rosalyn Williams, 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 2006-20; 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 1st day of April, 2015.

Dorothy M. Veitch
Notary Public
My Commission Expires: 6-28-18



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