


SEND TAX NOTICE TO:  
Bank of America, N.A.  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024

  
20150429000139870 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/29/2015 11:08:23 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

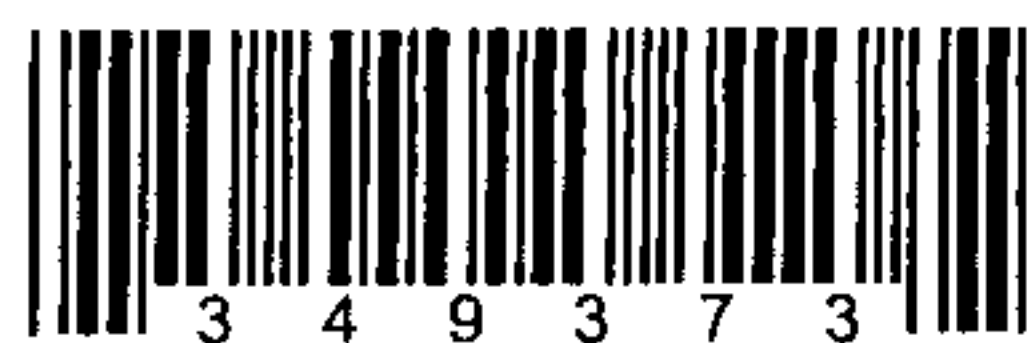
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of September, 2003, Geraldine H. Brinson, a single woman, executed that certain mortgage on real property hereinafter described to America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030918000627990, 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., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59, by instrument recorded in Instrument Number 20150203000035660, in the aforesaid Probate Office ("Transferee"); 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 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., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59 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 March 25, 2015, April 1, 2015, and April 8, 2015; and



WHEREAS, on April 20, 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 conducted, and The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59; and

WHEREAS, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59 was the highest bidder and best bidder in the amount of Ninety-One Thousand Three Hundred Fifty And 00/100 Dollars (\$91,350.00) 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., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does 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 CWMBS, Inc., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Final Plat of Hayesbury Phase 3, as recorded in Map Book 30, Page 138, 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., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those 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, rights-of-way, and other matters of record in the aforesaid Probate Office.



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IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 24<sup>th</sup> day of April, 2015.

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]  
Lee Nash, Auctioneer

STATE OF ALABAMA )

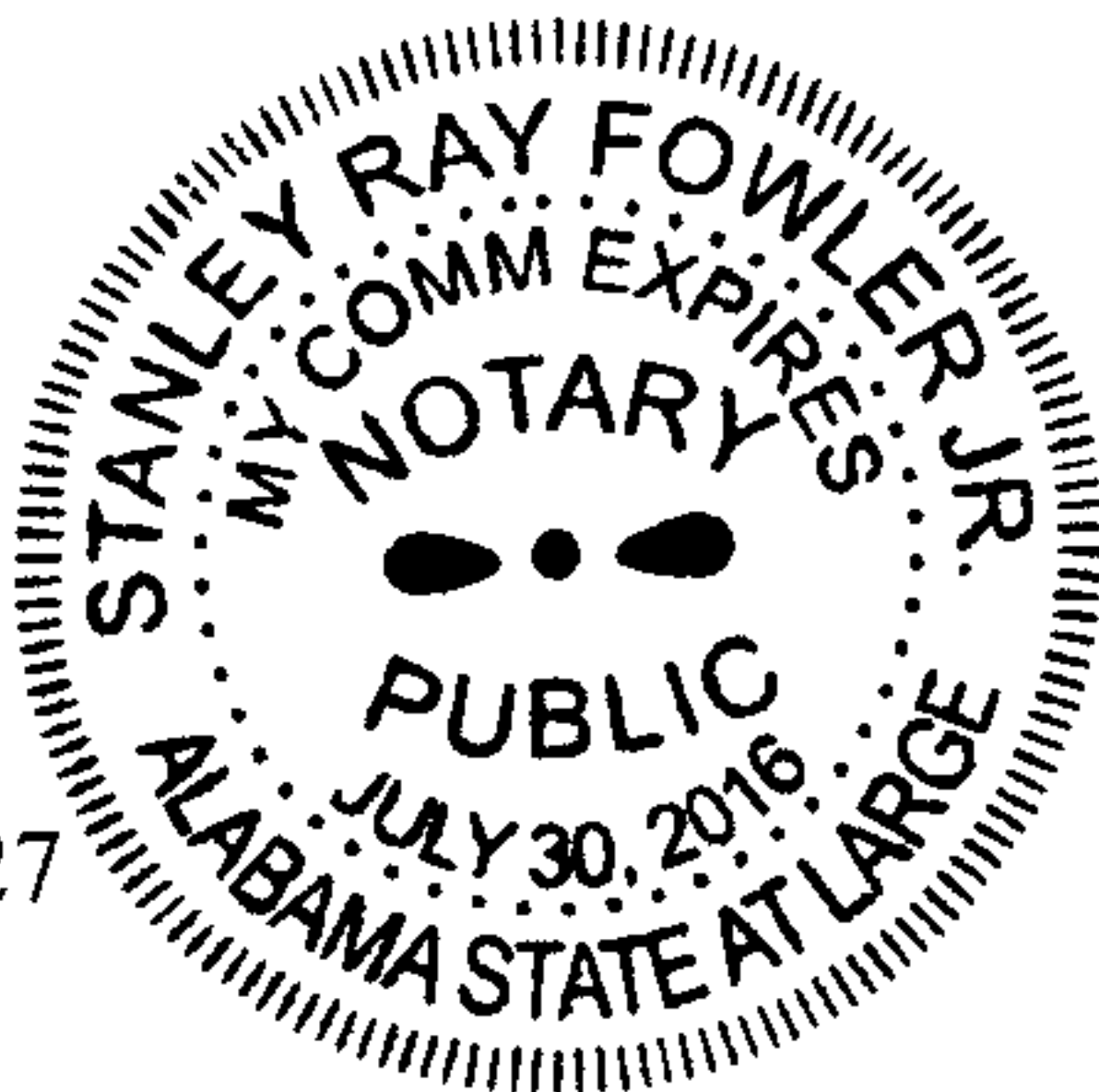
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., The Alternative Loan Trust 2003-22CB Mortgage Pass-Through Certificates, Series 2003-59, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 24 day of April, 2015.

[Signature]  
Notary Public  
My Commission Expires: [Signature]

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



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Real Estate Sales Validation Form

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

Grantor's Name The Bank of New York Mellon  
fka The Bank of New York as  
Trustee for the Certificateholders  
of CWMBS, Inc., The Alternative  
Loan Trust 2003-22CB Mortgage  
Pass-Through Certificates,  
Series 2003-59

Mailing Address c/o Bank of America, N.A.  
7105 Corporate Drive, Mail Stop  
PTX-C-35  
Plano, TX 75024

Property Address 141 Hayesbury Lane  
Pelham, AL 35124

Grantee's Name The Bank of New York Mellon fka  
The Bank of New York as Trustee  
for the Certificateholders of  
CWMBS, Inc., The Alternative  
Loan Trust 2003-22CB Mortgage  
Pass-Through Certificates, Series  
2003-59

Mailing Address c/o Bank of America, N.A.  
7105 Corporate Drive, Mail Stop  
PTX-C-35  
Plano, TX 75024

Date of Sale 04/20/2015

Total Purchase Price \$91,350.00

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 Foreclosure Bid Price \_\_\_\_\_

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

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 \_\_\_\_\_

☐ Unattested

\_\_\_\_\_  
(verified by)

Print Stanley Fowler, Foreclosure Specialist

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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