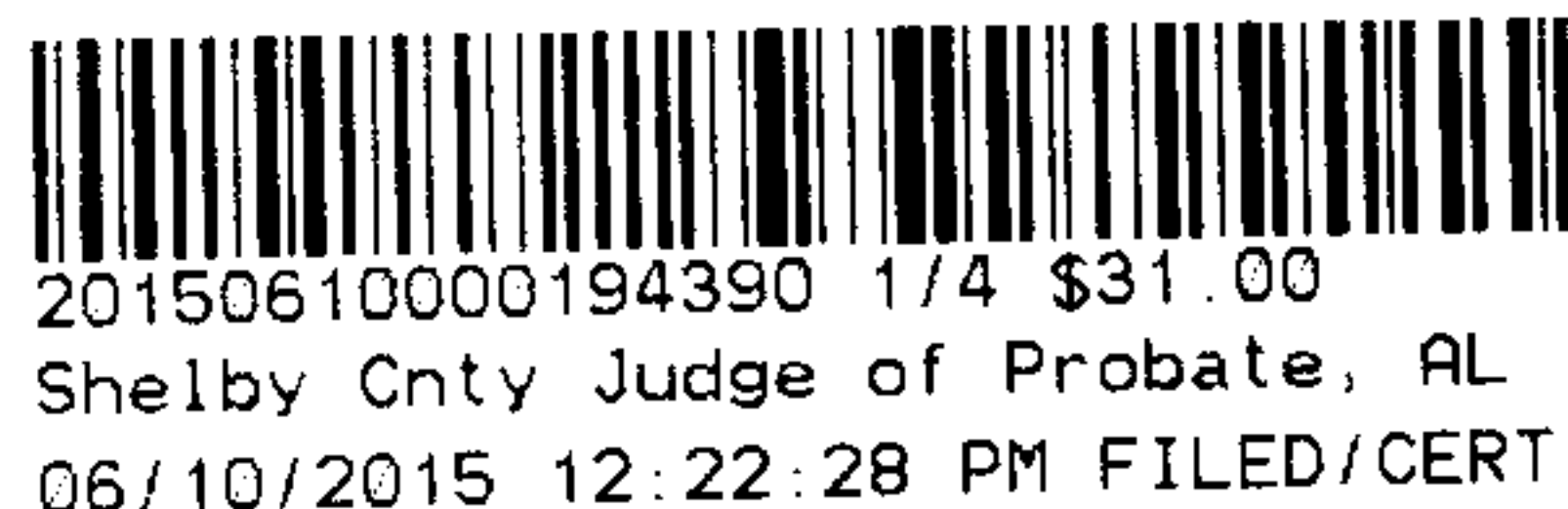


THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242



GRANTOR

Gina L Horton
166 Chinaberry Lane
Maylene, AL 35114

Merrell L. Horton, III
166 Chinaberry Lane
Maylene, AL 35114

Property Address: 166 Chinaberry Lane, Maylene, AL 35114
Purchase Price: \$216,710.14 ***Mortgagee credit***
Sale Date: June 2, 2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 2006-12
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

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 2006-12
8742 Lucent Blvd. STE 300
Highlands Ranch, CO 80129

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 30, 2006, Gina L Horton and Merrell L. Horton, III, wife and husband, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20060407000161920; 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 2006-12, and said assignment being recorded in Instrument Number 20110817000241900; 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

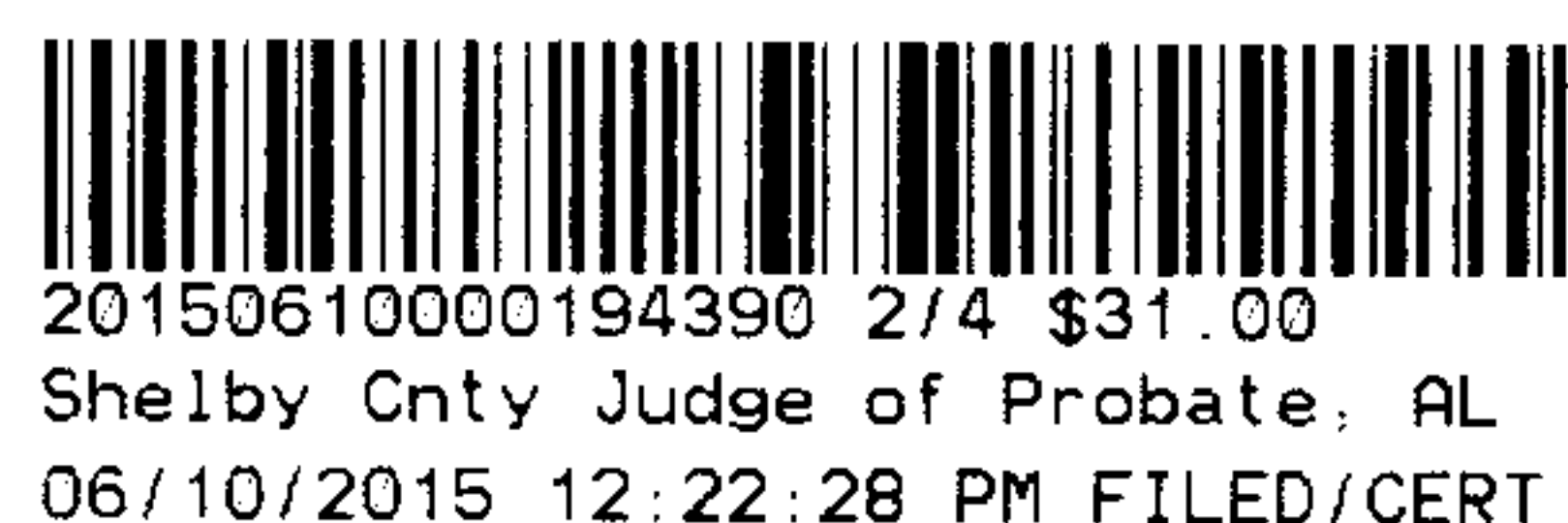
thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry 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 2006-12 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 May 6, 2015, May 13, 2015, May 20, 2015; and

WHEREAS, on June 2, 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 2006-12; and

WHEREAS, the highest and best bid for the property described in the aforementioned

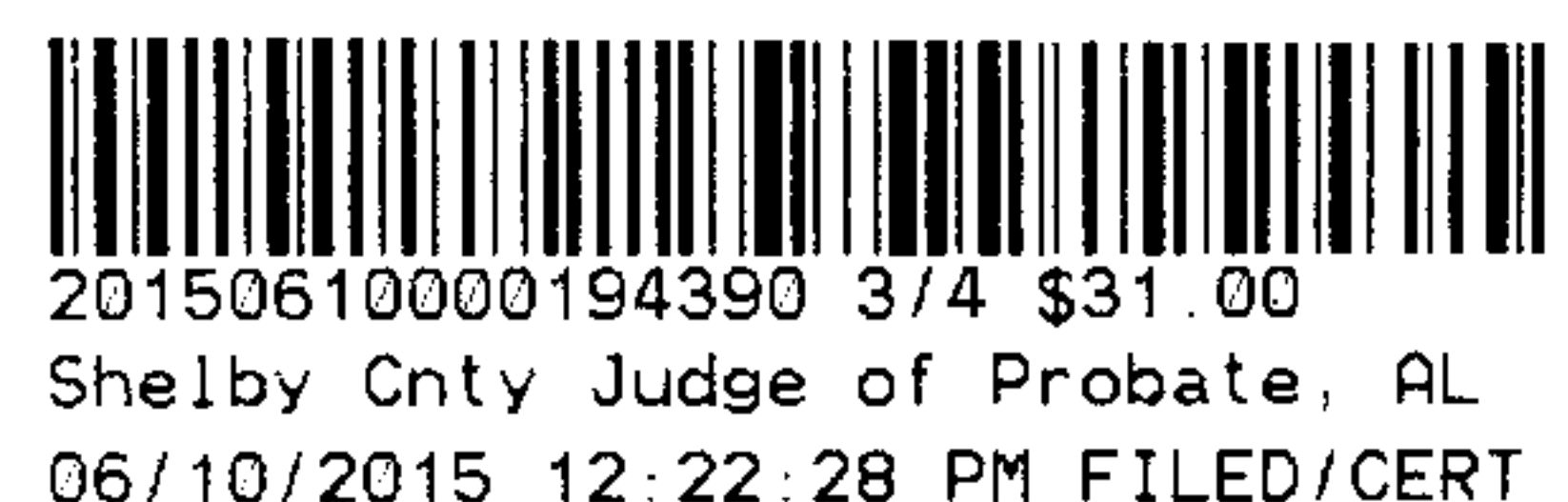


mortgage was the bid of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-12, in the amount of \$216,710.14, which sum of money The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-12 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 2006-12, 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 2006-12, 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 2006-12, the following described property situated in Shelby County, Alabama, to-wit:

LOT 33, ACCORDING TO THE CHINABERRY SUBDIVISION, PHASE II FINAL PLAT, AS RECORDED IN MAP BOOK 34, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 2006-12 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided 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 2006-12 and Gina L Horton and Merrell L. Horton, III 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 June 2, 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 2006-12

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

Gina L Horton and Merrell L. Horton, III

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 Gina L Horton and Merrell L. Horton, III, 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 2006-12; 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 9th day of June, 2015.

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



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



20150610000194390 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
06/10/2015 12:22:28 PM FILED/CERT