

THIS INSTRUMENT WAS PREPARED BY:

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

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 2006-25
8742 Lucent Blvd.
STE 300
Highlands Ranch, CO 80129

GRANTOR

Sandra Bean
4725 HOLLOW LN
HELENA, AL 35080

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 2006-25
8742 Lucent Blvd.
STE 300
Highlands Ranch, CO 80129

20160205000037430

02/05/2016 09:39:49 AM

FCDEEDS 1/4

Property Address: 4725 HOLLOW LN, HELENA, AL 35080

Purchase Price: \$168,921.19 ***Mortgagee credit***

Sale Date: February 2, 2016

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 25, 2006, Sandra Bean, an unmarried woman, 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, 20061115000559890; 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 2006-25, and said assignment being recorded in Instrument Number, 20130304000088260; 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 2006-25 ("Transferee") 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 January 13, 2016, January 20, 2016, January 27, 2016; and

WHEREAS, on February 2, 2016, 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 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 2006-25 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 M Veitch was the Auctioneer who conducted said foreclosure sale and

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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 2006-25; 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 2006-25, in the amount of \$168,921.19, 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 2006-25 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 2006-25, by and through Michael Lindsey, as attorney for 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 2006-25, 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 2006-25, the following described property situated in Shelby County, Alabama, to-wit:

LOT 26, BLOCK 3, ACCORDING TO THE SURVEY OF PLANTATION SOUTH, THIRD SECTOR, PHASE V, AS RECORDED IN MAP BOOK 17, PAGE 85 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 2006-25 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.

as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES,
SERIES 2006-25 has caused this instrument to be executed by and through Michael Lindsey, as
attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has
hereto set his hand and seal on this the 3rd day of February, 2016.


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 2006-25

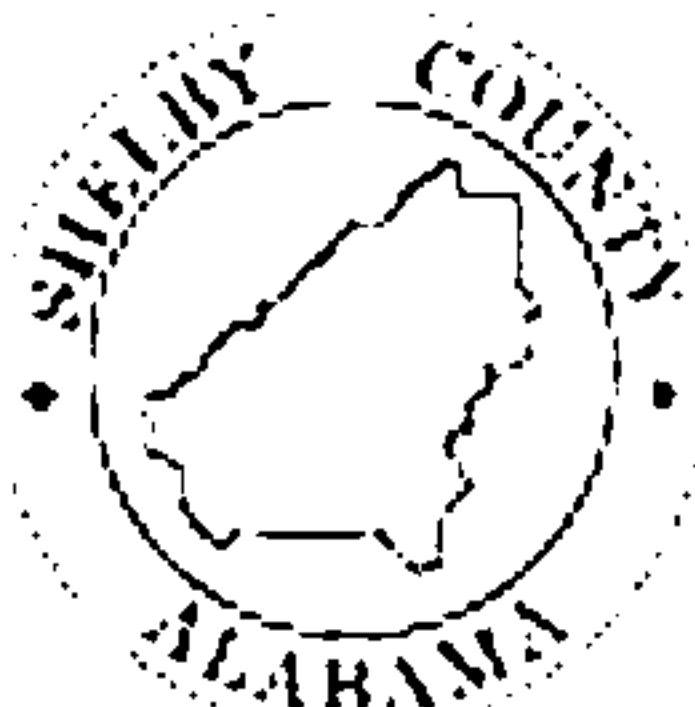
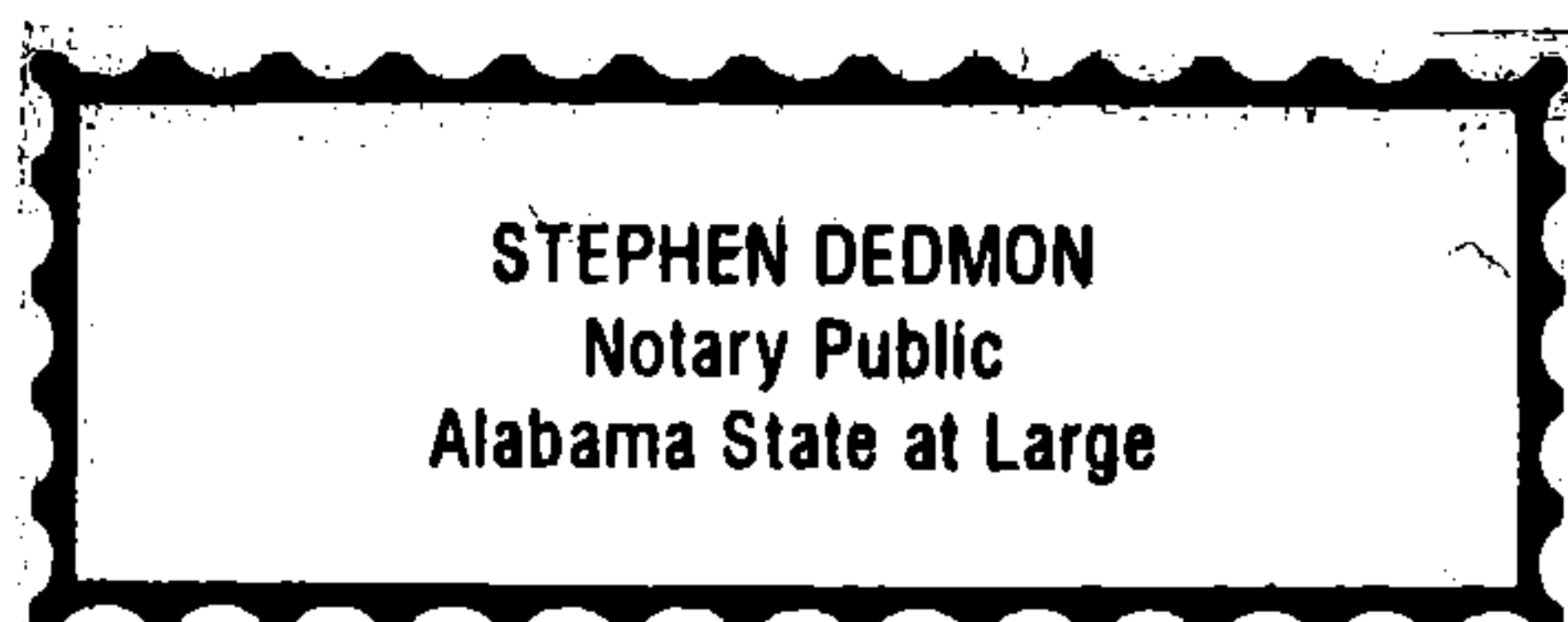
By: 
Michael Lindsey, Attorney for Transferee

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 Michael Lindsey, whose name as Attorney 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 2006-25, 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, as such attorney 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 2006-25 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, on this 3rd day of February, 2016.


Notary Public
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/05/2016 09:39:49 AM
\$24.00 CHERRY
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