


STATE OF ALABAMA)

COUNTY OF SHELBY)

  
20160608000197950 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/08/2016 01:57:24 PM FILED/CERT

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on December 21, 2004, to-wit: Jeanette Hutchins, an unmarried woman, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Merit Financial, Inc, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on January 18, 2005, in Instrument No. 20050118000025550 and modified by that certain Loan Modification Agreement recorded on November 12, 2013 in Instrument No. 20131112000444040 and further modified by that certain Loan Modification Agreement recorded on June 5, 2015 in Instrument No. 20150605000187120, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1, by assignment recorded November 17, 2011 in Instrument No. 20111117000348820, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on April 13, 2016, April 20, 2016, and April 27, 2016, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on June 1, 2016, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale , became the purchaser of the hereinafter described property at and for the sum of \$131,041.94 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Rocket City Title Co., Inc., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1;

NOW THEREFORE, IN consideration of the premises Jeanette Hutchins, an unmarried woman, and The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1, the following described real property situated in Shelby County, Alabama, at 624 Old Cahaba Dr, Helena, AL 35080, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 237, according to the Survey of Old Cahaba Willow Run Sector, First Addition as recorded in Map Book 27, Page 15, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

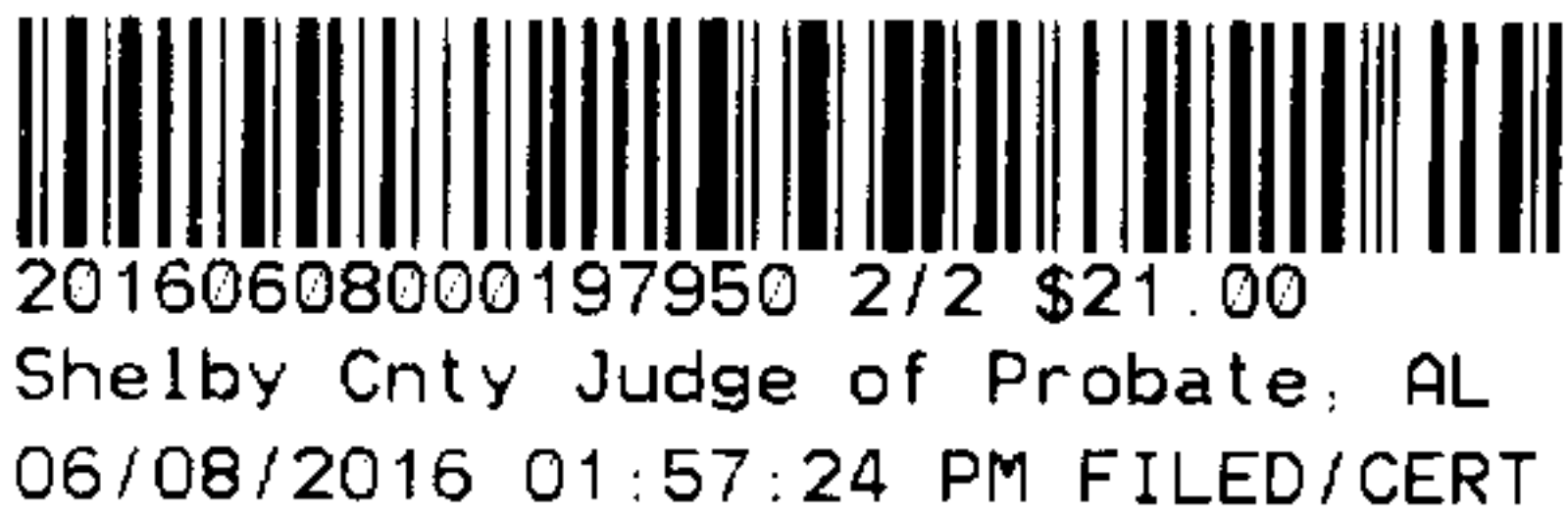
IN WITNESS WHEREOF, the said Jeanette Hutchins, an unmarried woman, and The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Jeanette Hutchins, an unmarried woman, and The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1

BY: Rocket City Title Co., Inc.  
ITS: Auctioneer and Attorney-in-Fact

BY: Brandi T. Martin

STATE OF ALABAMA  
COUNTY OF Madison



I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Brandi T. Martin, whose name as auctioneer of Rocket City Title Co., Inc., acting in its capacity as auctioneer and attorney-in-fact for Jeanette Hutchins, an unmarried woman, and The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-1, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

June IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 6<sup>th</sup> day of June, 2016.

Rhiannon Malone  
Notary Public  
My Commission Expires: 11-26-17

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH/rgd  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804

Grantees Address:  
7360 S. Kyrene Road  
Tempe, AZ 85283

Grantors Address:  
624 Old Cahaba Dr  
Helena, AL 35080

