

THIS INSTRUMENT PREPARED BY :

Keith Eady
RCO Legal, P.C.
2970 Clairmont Road NE
Suite 780
Atlanta, GA 30329

20160613000202660
06/13/2016 08:58:42 AM
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RETURN TO:

RCO Legal, P.C.
2970 Clairmont Road NE
Suite 780
Atlanta, GA 30329

State of ALABAMA
County of SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 12/20/06, Byron L. Dorrough A/K/A Byron Dorrough, and wife, Jennifer C. Dorrough, as joint tenants, with right of survivorship, Party of the First Part, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., its successors and assigns, party of the second part which said mortgage is recorded in Instrument 20070108000010180, in the Office of the Judge of Probate of SHELBY County, Alabama. Which said Mortgage was later sold, assigned and transferred 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 2007-1, in Instrument 20141006000313210; and

WHEREAS, default 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 2007-1 did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in SHELBY County, Alabama, in its issues of 04/20/16, 04/27/16, 05/04/16 ; and

WHEREAS, on May 19, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in before the courthouse door of Shelby County, SHELBY County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained 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 2007-1 in the amount of \$260,000.00; and said property was thereupon sold 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 2007-1; and

WHEREAS, Reed Hudson, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and \$260,000.00, on the indebtedness secured by said

mortgage, the parties of the First Part and the Party of the Second Part, 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 Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-1, and its successors and assigns, the following described real property, situated in SHELBY County, Alabama, to-wit:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: A tract of land located in the Southeast 1/4 of Section 33, Township 19 South, Range 1 East, being more particularly described and follows: Commence at the Southeast corner of said Section 33; thence run in a Northerly direction along the East boundary of said Section 1138.81 feet to a point on the Southern right-of-way of County Road 450, said point being in the arc of a curve turning to the right, having a central angle of 1 degree 48 minutes 56 seconds; a radius of 994.93 feet and forming a deflection angle of 72 degrees 36 minutes 05 seconds to the left from said Section line to chord of said curve; thence run along the arc of said curve and along said right-of-way 31.53 feet to a point; thence run tangent to said curve and along said right-of-way 576.15 feet to the point of beginning of the tract here in described; thence deflect left 83 degrees 11 minutes 39 seconds for said right-of-way and run to the left in a Southwesterly direction 280.00 feet to a point; thence run an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Northwesterly direction 100.00 feet to a point; thence run an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a Southwesterly direction 67.67 feet to a point; thence turn an interior angle of 97 degrees 38 minutes 01 seconds and run to the right in a Northwesterly direction 327.09 feet to a point; thence turn an interior angle of 76 degrees 08 minutes 30 seconds and run to the right in a Northeasterly direction 350.00 feet to a point on the South right-of-way of said County Road 450, said point being in the arc of a curve turning to the left, having a central angle of 4 degrees 42 minutes 05 seconds, a radius of 858.51 feet, and forming an interior angle to chord from last described course of 100 degrees 40 minutes 47 seconds; thence run along arc of said curve and along right-of-way in a Southeasterly direction 70.44 to a point; thence run tangent from said curve and along said right-of-way in a Southeasterly direction 318.27 feet to the point of beginning, containing 3.0 acres, more or less. Being the same property as conveyed from Bertha B. Moore to Byron L. Dorrough and Jennifer C. Borough, as described in Deed Book 1998 Page 25285, dated 07/06/1998, recorded 07/06/1998 in Shelby County Records. Tax ID: 088330000023001

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 the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-1, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Byron L. Dorrough A/K/A Byron Dorrough, and wife, Jennifer C. Dorrough, as joint tenants, with right of survivorship, 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 2007-1 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale; this sale was duly and properly conducted on May 19, 2016.

BY: 

AS: Auctioneer and Attorney-in-fact

THE STATE OF AlabamaCOUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2016
NOTARY PUBLIC
My Commission Expires:**SONDRA D HALL**
My Commission Expires
12/4/2016

Grantee Name / Send tax notice to:

ATTN:Specialized Loan Servicing, LLC

C/O 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 2007-1

8742 Lucent Blvd, Suite 300

Highlands Ranch, CO 80129

Real Estate Sales Validation Form

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

Grantor's Name Byron L. Dorough and Jennifer D
Mailing Address 1318 Rock School Rd
Harpersville, AL 35078

Grantee's Name The Bank of New York Mellon FKA Th
Mailing Address 8742 Lucent Blvd Suite 300
Highlands Ranch, CO 80129

Property Address 1318 Rock School Rd
Harpersville, AL 35078

Date of Sale 5/19/16

Total Purchase Price \$ 260,000.00

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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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Sale
☐ Closing Statement

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 6-13-16

Print Rhonda McGee

Sign Rhonda McGee
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2016 08:58:42 AM
\$25.00 CHERRY
20160613000202660

[Signature]