

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

STATE OF ALABAMA)
SHELBY COUNTY)


20161007000370450 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
10/07/2016 01:44:39 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of November, 2005, Jose E. Romero, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051208000636730, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A. As Trustee for the Noteholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, by instrument recorded in Instrument Number 20160509000154960, 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 Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give



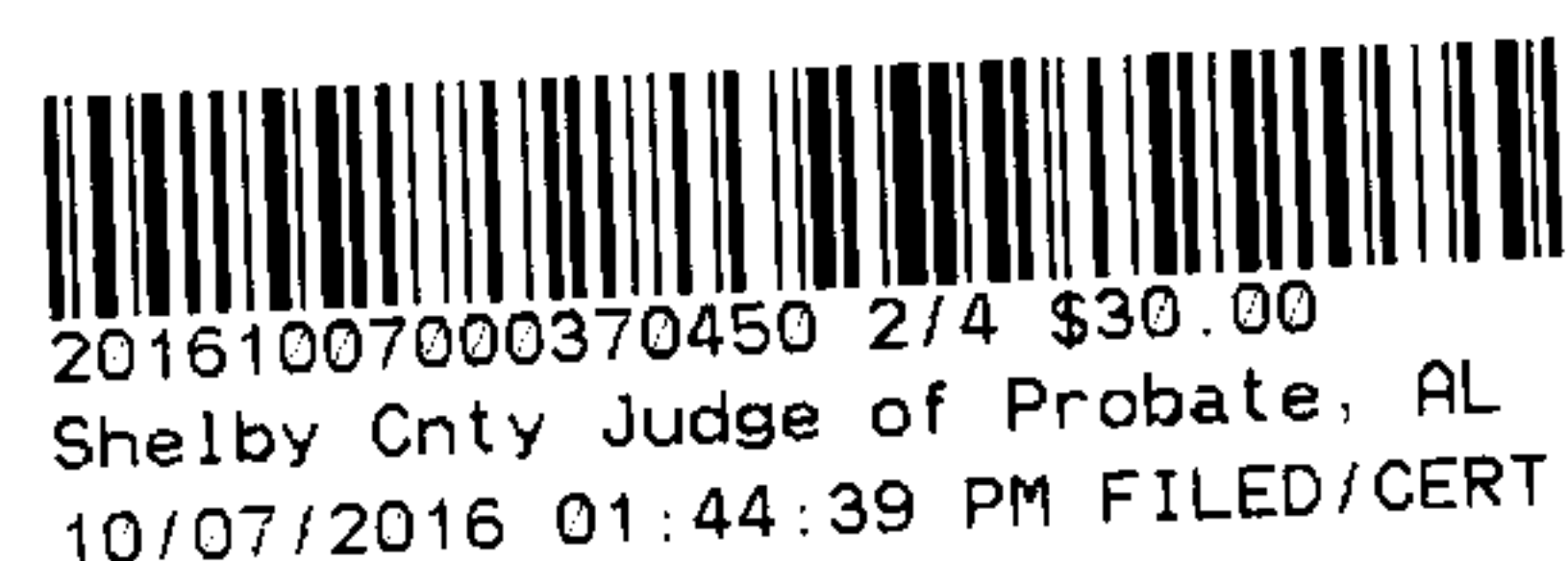
due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 31, 2016, September 7, 2016, and September 14, 2016; and

WHEREAS, on September 28, 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 conducted, and The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L 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, The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L was the highest bidder and best bidder in the amount of Ninety-Seven Thousand Three Hundred Twenty And 00/100 Dollars (\$97,320.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, 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 Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate 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 Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L 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.

IN WITNESS WHEREOF, The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, 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 29 day of September, 2016.

The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L

By: Red Mountain Title, LLC
Its: Auctioneer

By: Stan

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, 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 Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee For The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, 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/she, 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 29 day of September, 2016.

Laura Ann Barber
Notary Public

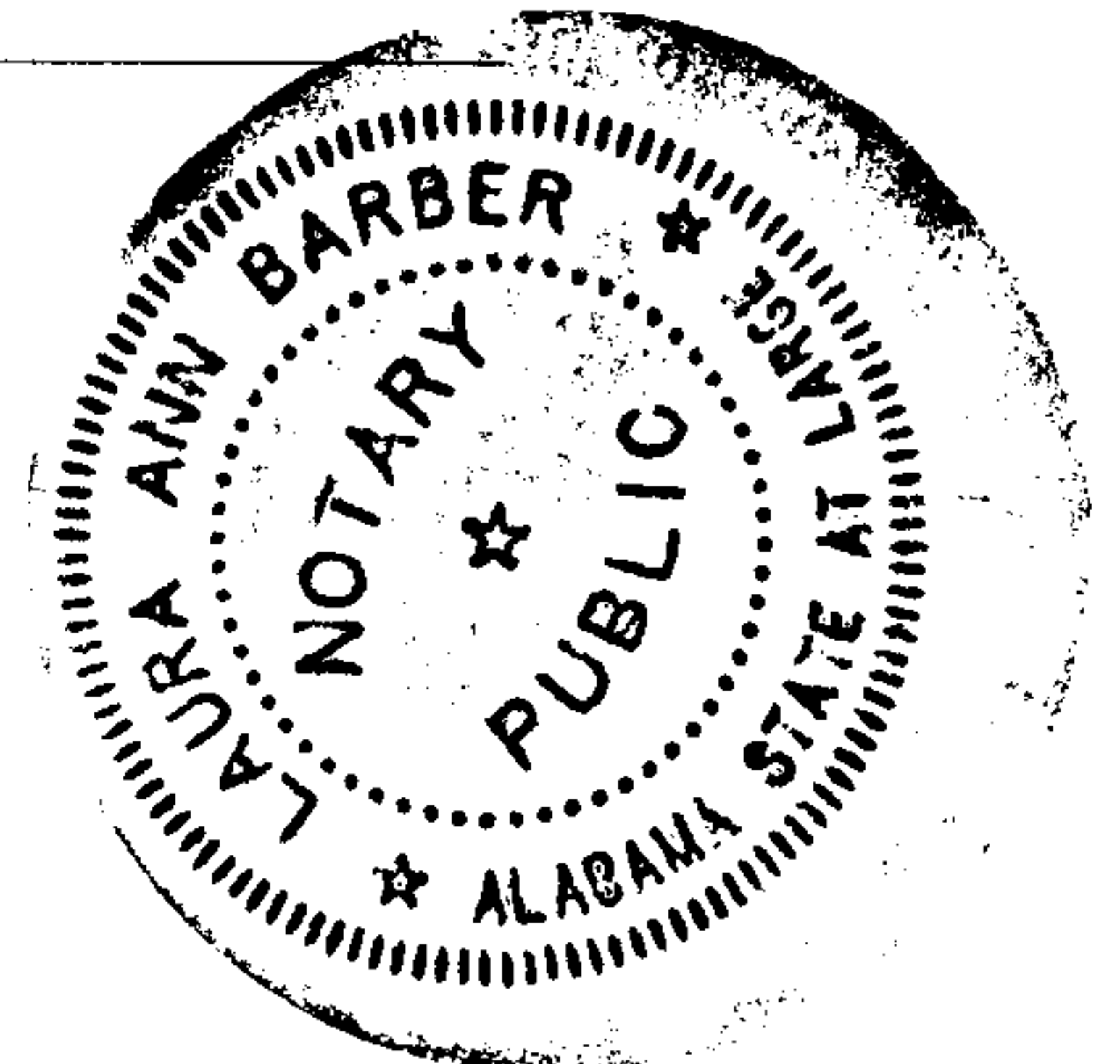
My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 27, 2019

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



20161007000370450 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
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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
Successor Trustee to JPMorgan
Chase Bank, N.A., as Trustee
For The Noteholders of The
CWHEQ Inc., CWHEQ
Revolving Home Equity Loan
Trust, Series 2005-L
c/o Bank of America, N.A.

Grantee's Name The Bank of New York Mellon
FKA The Bank of New York as
Successor Trustee to JPMorgan
Chase Bank, N.A., as Trustee For
The Noteholders of The CWHEQ
Inc., CWHEQ Revolving Home
Equity Loan Trust, Series 2005-
L
c/o Bank of America, N.A.

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Mailing Address 7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Property Address 109 Ivy Trace
Calera, AL 35040

Date of Sale 09/28/2016

Total Purchase Price \$97,320.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____


20161007000370450 4/4 \$30.00
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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 Bid Price
☐ 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.

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 9/28/2016

Print Emily Coyne

Sign Emily Coyne
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested _____
(verified by)