

**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 2006-18

8742 Lucent Blvd.  
STE 300  
Highlands Ranch, CO 80129

**GRANTOR**

Mary C. Wilson  
131 Lullwater Way  
Huntsville, AL 35811

**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 2006-18  
8742 Lucent Blvd.  
STE 300  
Highlands Ranch, CO 80129

Property Address: 4170 Highway 11, Pelham, AL 35124

Purchase Price: \$75,440.00\*\*\*Mortgagee credit\*\*\*

Sale Date: May 24, 2017

**20170526000184410**

**05/26/2017 10:59:37 AM**

**FCDEEDS 1/4**

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 21, 2006, Mary C. Wilson, an unmarried woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for LOAN AMERICA, INC., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20060828000423250; and subsequently modified on September 8, 2006, and said modification being recorded in Instrument Number 20061201000583590; 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 2006-18, and said assignment

being recorded in Instrument Number 20161108000411460; and subsequently modified and recorded in Instrument Number 20061201000583590; 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 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 2006-18 ("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 May 3, 2017, May 10, 2017, May 17, 2017; and

WHEREAS, on May 24, 2017, 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 2006-18 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City

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of Shelby County Courthouse door in the 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 2006-18; 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  
2006-18, in the amount of \$75,440.00, 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 2006-18 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 2006-18, 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 2006-18, 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 2006-18, the following described property situated in Shelby County, Alabama, to-wit:

LOT 79, ACCORDING TO THE SURVEY OF DEER SPRINGS ESTATES, FIRST ADDITION  
AS RECORDED IN MAP BOOK 5, PAGE 55 IN THE OFFICE OF THE JUDGE OF  
PROBATE OF SHELBY COUNTY, ALABAMA

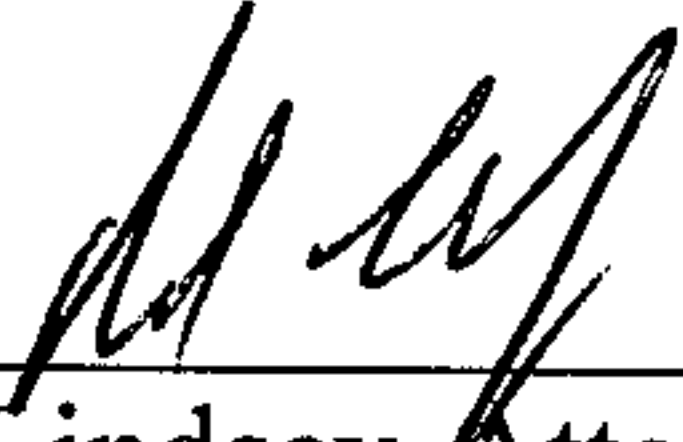
TO HAVE AND TO HOLD the above described property to The Bank of New York  
Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc.,



ASSET-BACKED CERTIFICATES, SERIES 2006-18 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 2006-18 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 25<sup>th</sup> day of MAY, 2017.

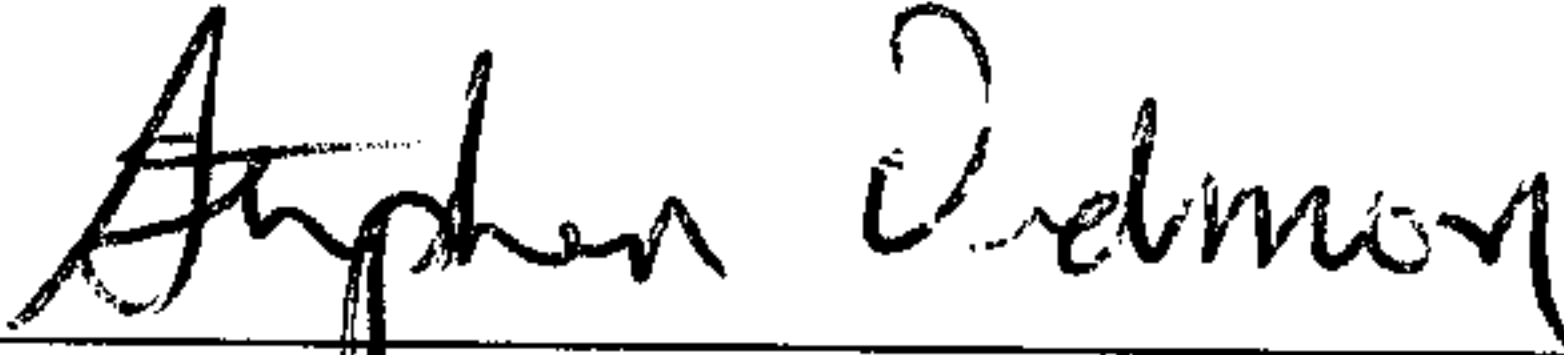
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-18

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 2006-18, 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 2006-18 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 25<sup>th</sup> day of MAY, 2017.

  
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  
05/26/2017 10:59:37 AM  
\$25.00 CHERRY  
20170526000184410



