

SEND TAX NOTICE TO:  
Bayview Loan Servicing, LLC  
4425 Ponce De Leon Boulevard  
5th Floor  
Coral Gable, FL 33134

**20170918000339700**  
**09/18/2017 01:57:53 PM**  
**FCDEEDS 1/4**

STATE OF ALABAMA            )  
  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of February, 2006, Arnold M. Hamilton and Carmen R. Hamilton, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Bayrock Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060217000079850, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA2 Mortgage Pass-Through Certificates, Series 2006-OA2, by instrument recorded in Instrument Number 20110826000252620, 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 Trustee (CWALT 2006-OA2) 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 9, 2017, August 16, 2017, and August 23, 2017; and



WHEREAS, on September 13, 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 conducted, and The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2006-OA2) 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 Trustee (CWALT 2006-OA2) was the highest bidder and best bidder in the amount of Three Hundred Seventy-Eight Thousand Two Hundred Fifty And 00/100 Dollars (\$378,250.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2006-OA2), 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 Trustee (CWALT 2006-OA2) all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 212-A, according to a Resurvey of Lot 212, Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 32, Page 18, in the Probate Office of Shelby County, Alabama; being situated in 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 Trustee (CWALT 2006-OA2) 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 Trustee (CWALT 2006-OA2), 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 18 day of September, 2017.

The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2006-OA2)

By: Red Mountain Title, LLC  
Its: Auctioneer

By: [Signature]

STATE OF ALABAMA )

JEFFERSON COUNTY )

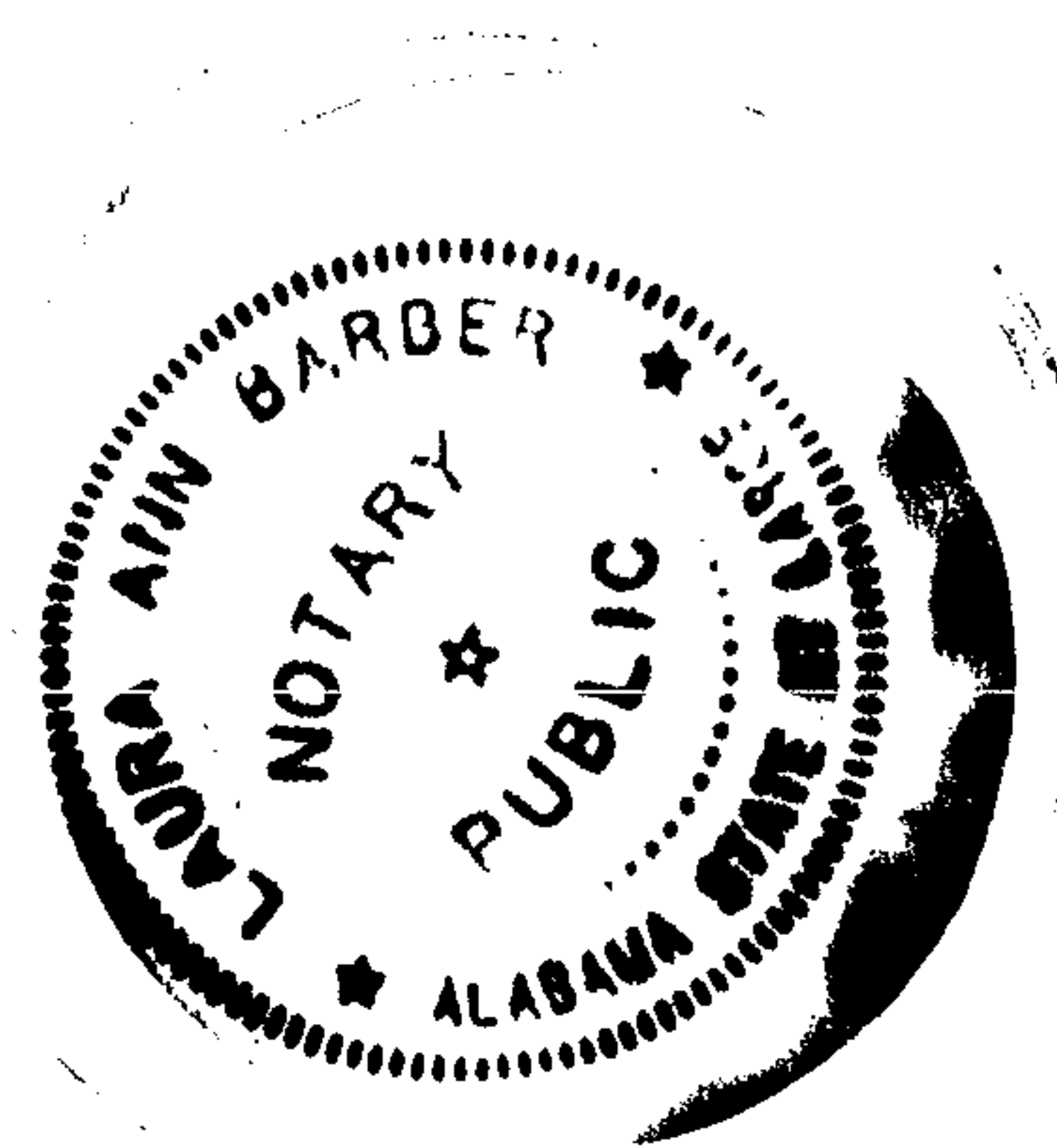
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2006-OA2), 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 18 day of September, 2017.

[Signature]  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 27, 2019

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





**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  
Trustee (CWALT 2006-OA2)c/o Bayview Loan Servicing,  
LLCGrantee's Name The Bank of New York Mellon fka  
The Bank of New York, as Trustee  
(CWALT 2006-OA2)c/o Bayview Loan Servicing,  
LLCMailing Address 4425 Ponce De Leon Boulevard  
5th Floor  
Coral Gable, FL 33134Mailing Address 4425 Ponce De Leon Boulevard  
5th Floor  
Coral Gable, FL 33134Property Address 1006 Blue Heron Pt  
Birmingham, AL 35242Date of Sale 09/13/2017Total Purchase Price \$378,250.00

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☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other Foreclosure Bid Price

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

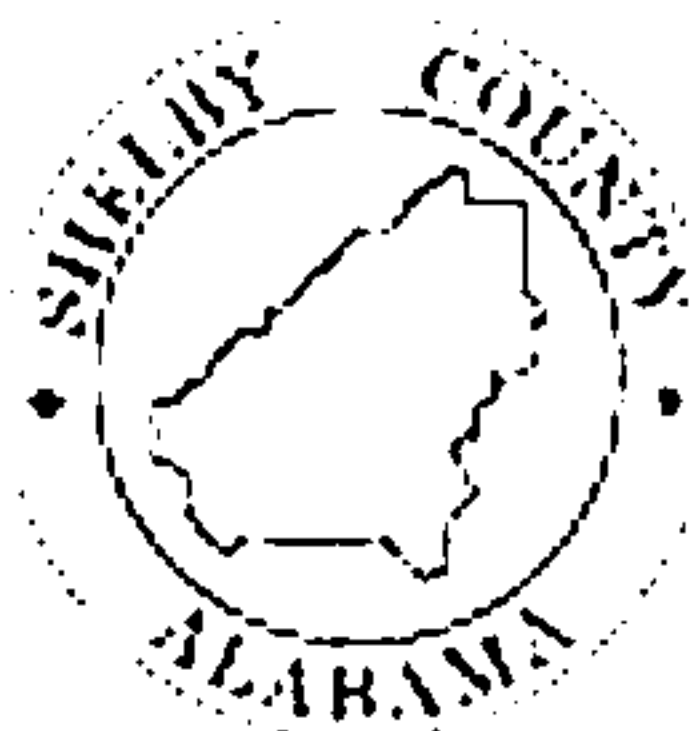
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 09/13/2017☐ Unattested

(verified by)

Print

Sign

(Grantor / Grantee / Owner / ☒ Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/18/2017 01:57:53 PM  
 \$31.00 DEBBIE  
 20170918000339700

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".