

SEND TAX NOTICE TO:
Caliber Home Loans, Inc.
3701 Regent Boulevard
Suite 200
Irving, TX 75063

20180425000138640
04/25/2018 10:13:02 AM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of September, 2006, Rodney Alvin Brooker and Pamela E. Brooker, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Accredited Home Lenders, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061213000606670, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon, as Trustee for Cit Mortgage Loan Trust 2007-1, by instrument recorded in Instrument Number 2015023000370380, 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, as Trustee for CIT Mortgage Loan Trust 2007-1 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 February 28, 2018, March 7, 2018, and March 14, 2018; and

WHEREAS, on April 13, 2018, 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, as Trustee for CIT Mortgage Loan Trust 2007-1 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, as Trustee for CIT Mortgage Loan Trust 2007-1 was the highest bidder and best bidder in the amount of One Hundred Ninety-Three Thousand Nine Hundred Thirty-One And 93/100 Dollars (\$193,931.93) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, 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, as Trustee for CIT Mortgage Loan Trust 2007-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, thence run West along the South line of said 1/4 1/4 section a distance of 459.10 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the right and run a distance of 77.79 feet to the Point of Beginning; thence continue in the same direction a distance of 228.17 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the left and run a distance of 296.25 feet; thence turn an angle of 82 degrees 57 minutes 53 seconds to the left and run a distance of 195.25 feet; thence turn an angle of 82 degrees 57 minutes 53 seconds to the left and run a distance of 195.25 feet; thence turn an angle of 0 degrees 07 minutes 09 seconds to the left and run a distance of 26.43 feet; thence turn an angle of 97 degrees 09 minutes 16 seconds to the left and run a distance of 262.96 feet to the Point of Beginning. Situated in the NE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama. Together with an easement for ingress and egress over and across the following: commence at the Southeast corner of the NE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, thence run West along the South line of said 1/4 1/4 section a distance of 396.88 feet to the Point of Beginning; thence turn an angle of 74 degrees 27 minutes 30 seconds to the left and run a distance of 254.09 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds to the left and run a distance of 254.09 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds to the right and run a distance of 62.23 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the right and run a distance of 560.05 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds to the right and run a distance of 60.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 289.46 feet to the Point of Beginning. Situated in the E 1/2 of the NE 1/4 of Section 15, Township 21 South, Range 3 West.



TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 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, as Trustee for CIT Mortgage Loan Trust 2007-1, 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 23 day of April, 2018.

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1

By: Red Mountain Title, LLC
Its: Auctioneer

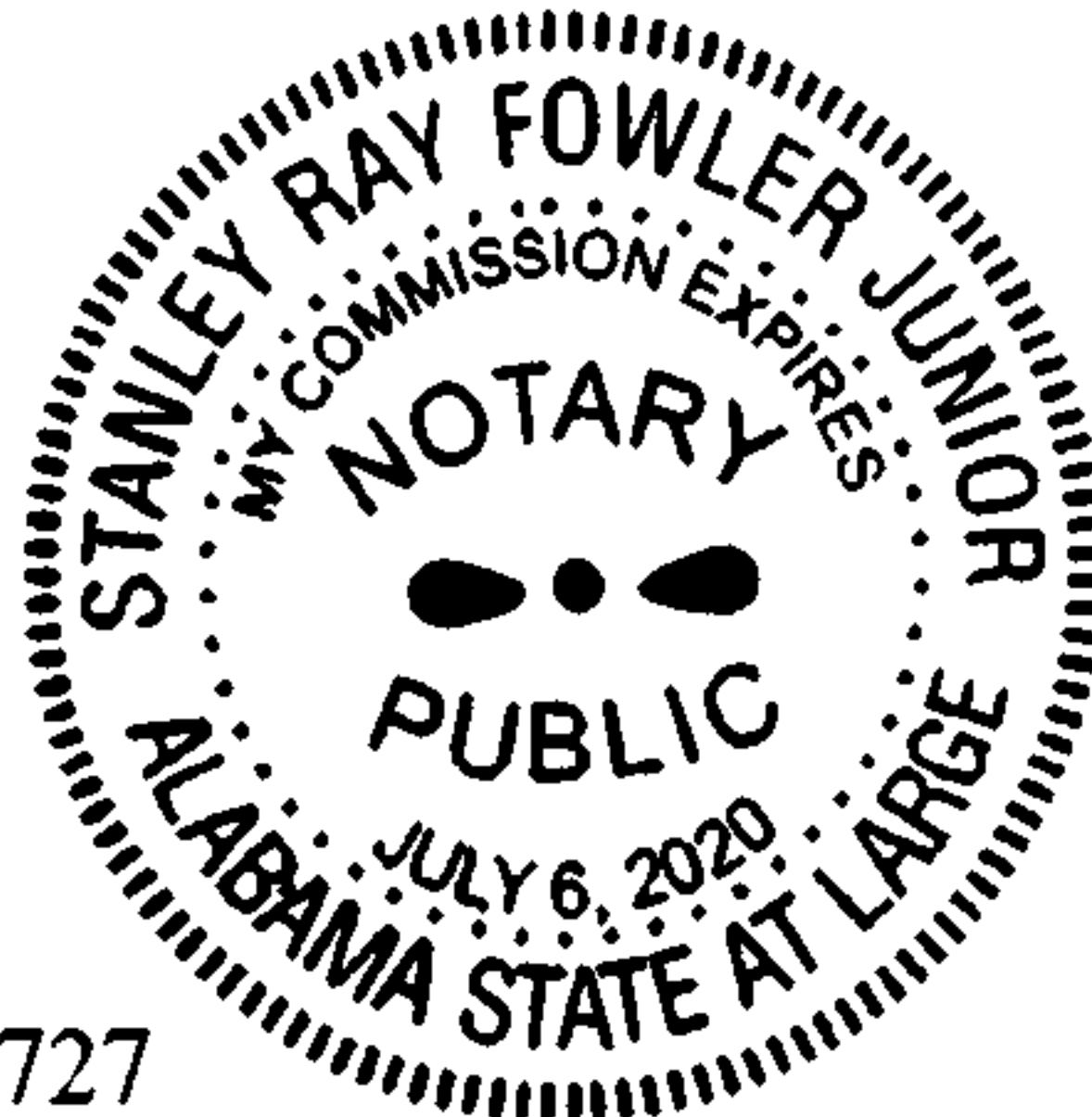
By: [Signature]

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, as Trustee for CIT Mortgage Loan Trust 2007-1, 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 23 day of April, 2018.



[Signature]
Notary Public
My Commission Expires: _____

This instrument prepared by:
Elizabeth Loefgren
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,
as Trustee for CIT Mortgage
Loan Trust 2007-1
c/o Caliber Home Loans, Inc.

Grantee's Name The Bank of New York Mellon, as
Trustee for CIT Mortgage Loan
Trust 2007-1
c/o Caliber Home Loans, Inc.

Mailing Address 3701 Regent Boulevard
Suite 200
Irving, TX 75063

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Suite 200
Irving, TX 75063

Property Address 345 Wilderness Lane
Alabaster, AL 35007

Date of Sale 04/13/2018

Total Purchase Price \$193,931.93

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 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 4/16/18

Print Tiffany Sides

Sign Tiffany Sides
 (Grantor / Grantee / Owner / Agent) circle one

☐ Unattested _____
 (verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/25/2018 10:13:02 AM
 \$25.00 CHERRY
 20180425000138640

[Signature]