


SEND TAX NOTICE TO:
Elwyn Bearden and Debby Bearden
3490 Bearden Lane
Helena, AL 35080

Shelby County, AL 10/19/2018
State of Alabama
Deed Tax: \$79.00

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED


20181019000371310 1/4 \$107.00
Shelby Cnty Judge of Probate, AL
10/19/2018 09:17:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of September, 2005, Bradley B. O'Rear, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051007000524120, having been re-recorded in Instrument Number 20051114000592900, 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 CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-HYB1, Mortgage Pass-Through Certificates, Series 2006-HYB1, by instrument recorded in Instrument Number 20170419000132760, 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 (CWMBS 2006-HYB1) 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 29, 2018, September 5, 2018, and September 12, 2018; and

WHEREAS, on October 2, 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 fka The Bank of New York, As Trustee (CWMBS 2006-HYB1) 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

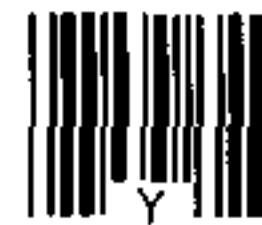
WHEREAS, Elwyn Bearden and Debby Bearden were the highest bidders and best bidders in the amount of Seventy-Nine Thousand And 00/100 Dollars (\$79,000.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon fka The Bank of New York, As Trustee (CWMBS 2006-HYB1), by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Elwyn Bearden and Debby Bearden all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 30, Block 1, according to Wildewood Village, Fourth Addition, as recorded in Map Book 8, Page 146 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.



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TO HAVE AND TO HOLD the above described property unto Elwyn Bearden and Debby Bearden, 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 (CWMBS 2006-HYB1), 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 9 day of October, 2018.

The Bank of New York Mellon fka The Bank of New York, As Trustee (CWMBS 2006-HYB1)

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

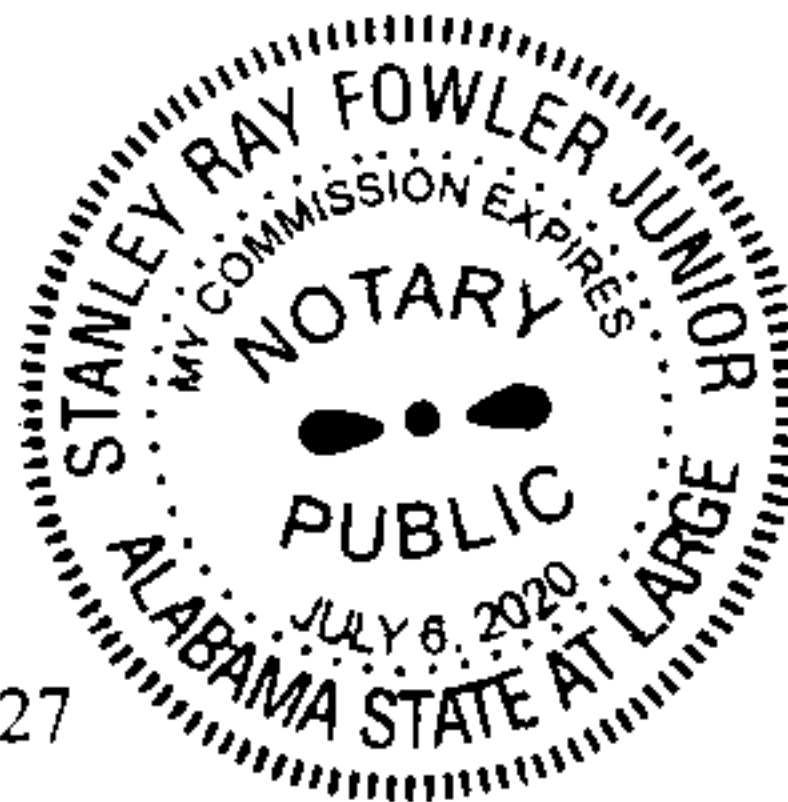
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Williams, 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 (CWMBS 2006-HYB1), 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 said 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 9 day of October, 2018.

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



Notary Public
My Commission Expires: _____

[Signature]



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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
Trustee (CWMBS 2006-
HYB1)

Mailing Address c/o Bayview Loan Servicing,
LLC
4425 Ponce De Leon Boulevard
5th Floor
Coral Gable, FL 33134

Grantee's Name ELWYN BEARDEN

Mailing Address 3490 BEARDEN LANE
Helena AL 35080

Property Address 3465 Wildewood Drive
Pelham, AL 35124

Date of Sale 10/02/2018

Total Purchase Price \$79,000.00

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 ☐ 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 _____

☐ Unattested _____
(verified by)

Print ELWYN BEARDEN
Sign [Signature]
(Grantor / Grantee / Owner / Agent) circle one

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