

SEND TAX NOTICE TO:

The Bank of New York Mellon FKA The Bank of  
New York as Trustee for the Certificateholders  
CWALT, Inc. Alternative Loan Trust 2005-28CB  
Mortgage Pass-Through Certificates, Series 2005-  
28CB  
PO Box 10826  
Greenville, SC 29603-0826  
TB File No.: 21-01472

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, May 27, 2005, James Carroll, a widow (an unmarried man), 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 Instrument Number 20050603000270160 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB by instrument recorded in Instrument Number 20190114000013240 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 for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB 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 March 7, 2021, March 14, 2021 and March 21, 2021; and

WHEREAS, on March 30, 2021, 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 for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB 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 for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB was the highest bidder and best bidder in the amount of Seventy-Two Thousand One Hundred Fifty And 00/100 Dollars (\$72,150.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB, by and through Tiffany & Bosco, P.A., as attorney for said "Transferee", does hereby remise, release, quit claim and convey unto The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Lot 3, according to the Survey of Oakdale Estates, as recorded in Map Book 5, Page 98 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 for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB

Mortgage Pass-Through Certificates, Series 2005-28CB, 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 for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said "Transferee" and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 31st day of March, 2021.

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB

By: Tiffany & Bosco, P.A.  
Its: Attorney

By: [Signature]  
Stephen Collins, Esq.

STATE OF ALABAMA           )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Collins, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass-Through Certificates, Series 2005-28CB, 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 attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said ("Transferee").

Given under my hand and official seal on this 31 day of March, 2021

STANLEY RAY FOWLER JUNIOR  
MY COMMISSION EXPIRES  
NOTARY PUBLIC

Notary Public

My Commission Expires:

[Signature]  
July 6, 2024

This instrument prepared by:  
Stephen Collins, Esq.  
TIFFANY & BOSCO, P.A.  
2311 Highland Avenue South | Suite 330  
Birmingham, Alabama 35205

ALABAMA STATE AT LARGE  
JULY 6, 2024

**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 for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-28CB Mortgage Pass- Through Certificates, Series 2005-28CB	Grantee's Name	The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005- 28CB Mortgage Pass-Through Certificates, Series 2005-28CB
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Mailing Address	PO Box 10826  Greenville, SC 29603-0826	Mailing Address	PO Box 10826  Greenville, SC 29603-0826
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Property Address	<u>3 Oakdale Dr, Montevallo,</u> <u>AL 35115</u>	Date of Sale	<u>March 30, 2021</u>
		Total Purchase Price	<u>\$72,150.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u>
<input type="checkbox"/> 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 03/31/2021

Print COREY JOHNSON

☐ Unattested

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

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2021 04:02:24 PM  
\$38.00 CHERRY  
20210401000163300

*Allen S. Bayl*