

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA) William T. Parker, Sr. and Roberta W. Parker, husband
COUNTY OF SHELBY) and wife, as joint tenants with the rights of survivorship

KNOW ALL MEN BY THESE PRESENTS: That William T. Parker, Sr. and Roberta W. Parker, husband and wife, as joint tenants with the rights of survivorship did to-wit, November 3, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., which mortgage is recorded in Instrument # 20051121000605360 on November 21, 2005, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17.

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 CWABS, Inc. Asset-Backed Certificates, Series 2005-17 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 10, 2021, January 17, 2021 and January 24, 2021; and

WHEREAS, on April 13, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17 acting by and through Nicholas Cillo, a representative of auctioneer and attorney LOGS Legal Group LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17, in the amount of \$316,013.90 which sum the said The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of \$316,013.90, cash, the said William T. Parker, Sr. and Roberta W. Parker, husband and wife, as joint tenants with the rights of survivorship, acting pursuant to the authority granted under the said mortgage to The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17, the following described real estate situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF BIRMINGHAM, COUNTY OF SHELBY, AND STATE OF ALABAMA, TO WIT:

LOT 274, ACCORDING TO THE SURVEY OF NINTH ADDITION, RIVERCHASE COUNTRY CLUD, AS RECORDED IN MAP BOOK 8, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale, and in witness whereof, LOGS Legal Group LLP, has executed this instrument in such capacity as on this April 14, 2021.

William T. Parker, Sr. and Roberta W. Parker, husband and wife, as joint tenants with the rights of survivorship
Mortgagors

By The Bank of New York Mellon as Trustee for CWABS, Inc.
Asset-Backed Certificates, Series 2005-17
Mortgagee or Transferee of Mortgagee

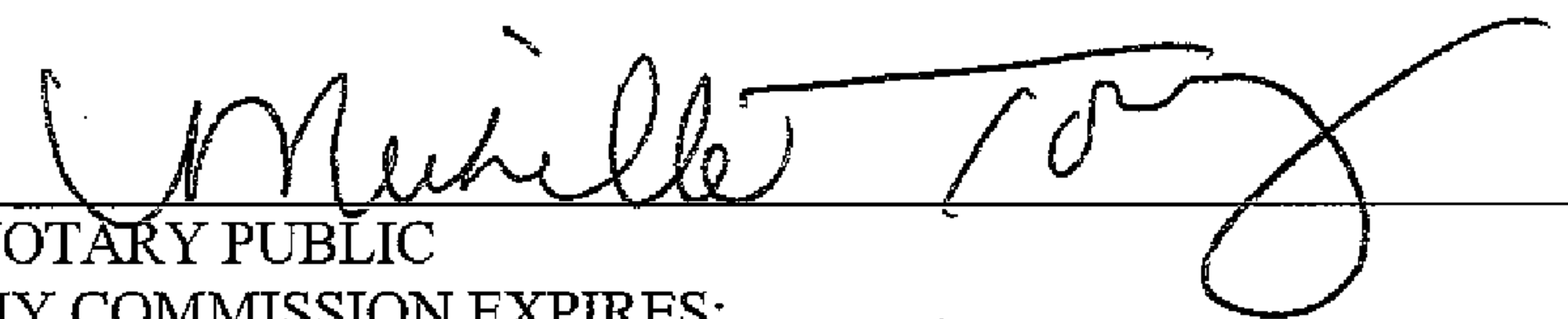
By: LOGS Legal Group LLP, as Auctioneer and attorney conducting said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Andrew Vining

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andrew Vining, whose name as agent for LOGS Legal Group LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for LOGS Legal Group LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

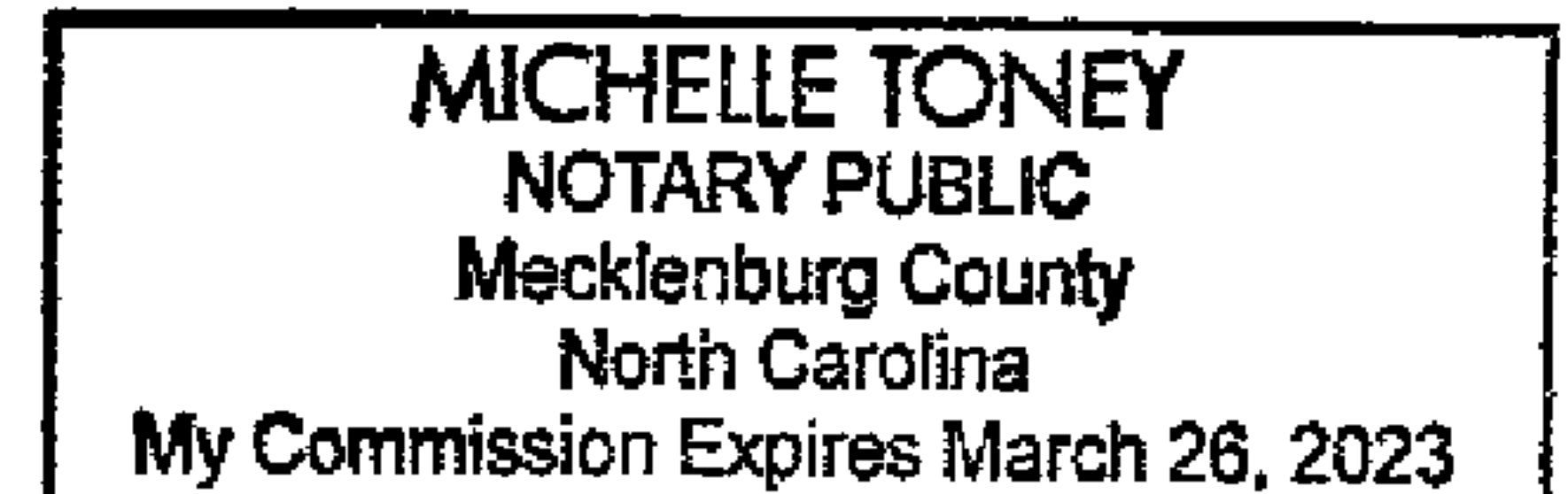
Given under my hand and official seal on April 14, 2021.



NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Instrument prepared by:
Marie Davis
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
20-020026

Send Tax Notices to:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

| | | | |
|-----------------|---|-----------------|---|
| Grantor's Name | <u>William T. Parker, Sr. and Roberta W. Parker, husband and wife, as joint tenants with the rights of survivorship</u> | Grantee's Name | <u>The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17</u> |
| Mailing Address | | Mailing Address | <u>3217 S. Decker Lake Dr. Salt Lake City, UT 84119</u> |

| | | | |
|------------------|--|-------------------------|-----------------------|
| Property Address | <u>2005 Bridgelake Dr Hoover, AL 35244</u> | Date of Sale | <u>April 13, 2021</u> |
| | | Total Purchase Price | <u>\$316,013.90</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 Notice of Sale |
| <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.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).

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 4/14/2021

Unattested

David Carey
(verified by)

Print

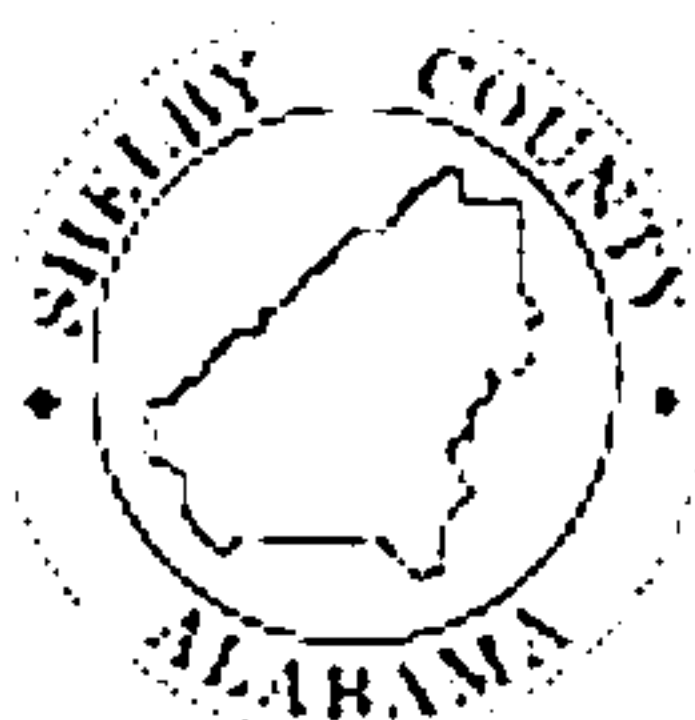
Andrew Yining

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 09:31:38 AM
\$33.00 JOANN
20210415000187480

Allen S. Bayl