

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**  
Jeffrey R. Ash and Mary L. Ash  
505 Wynlake Court  
Alabaster, AL 35007

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA        )**  
**)**  
**SHELBY COUNTY            )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventy Thousand Dollars and 00/100 (\$170,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

**The Bank of New York Mellon (f/k/a The Bank of New York), as Trustee for Master Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2**

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

**Jeffrey R. Ash and Mary L. Ash** , as joint tenants with right of survivorship

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 33, according to the Survey of Phase II Wynlake Subdivision, as recorded in Map Book 20, Page 12 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 173,655.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD**, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16<sup>th</sup> day of April, 2013.

The Bank of New York Mellon (f/k/a The Bank of New York), as Trustee for Master Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2

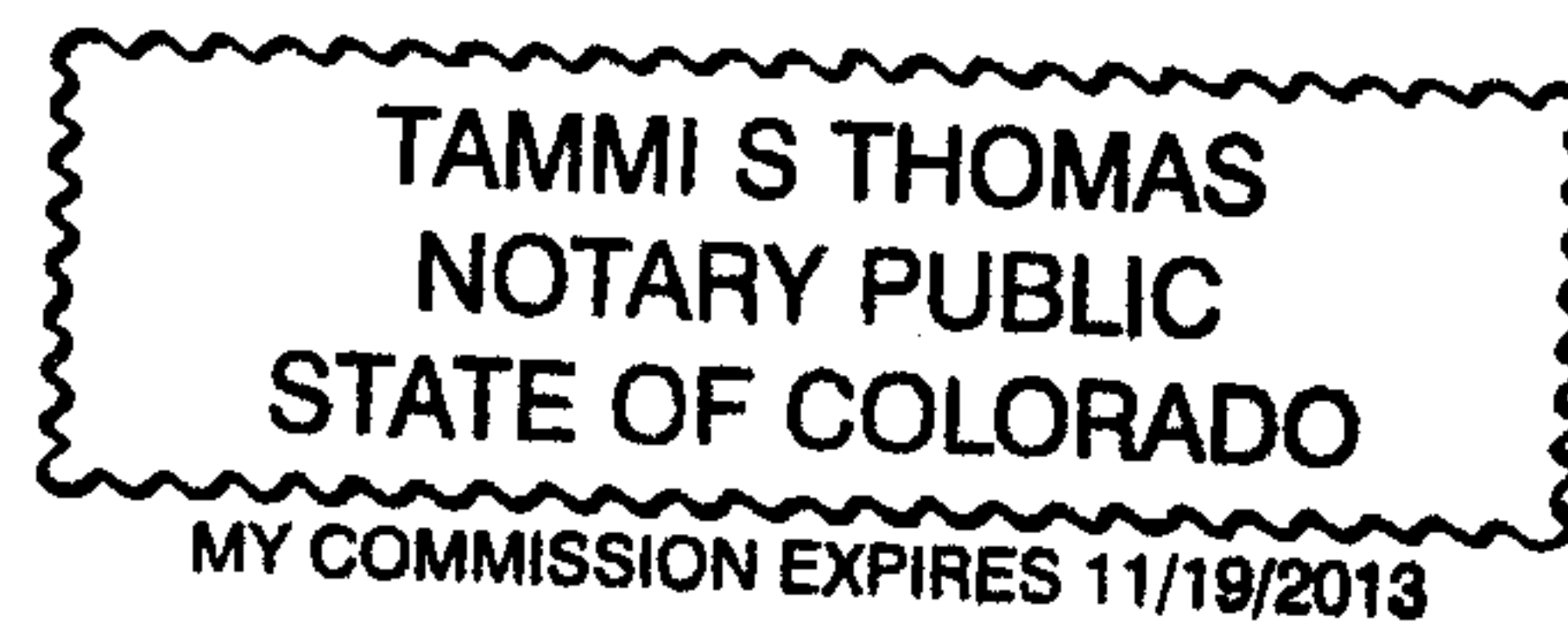
Jackie Alsalem  
By: Jackie Alsalem  
Its: \_\_\_\_\_

STATE OF Colorado )  
Denver COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jackie Alsalem, whose name as Vice President of The Bank of New York Mellon (f/k/a The Bank of New York), as Trustee for Master Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such VP, and with full authority, executed the same voluntarily for and as the act of The Bank of New York Mellon (f/k/a The Bank of New York), as Trustee for Master Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2.

Given under my hand and official seal on the 16<sup>th</sup> day of April, 2013.

Tammi S. Thomas  
Notary Public  
Commission Expires:



  
20130430000175970 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/30/2013 03:04:46 PM FILED/CERT

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 (f/k/a The Bank of New York), as Trustee for Master Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2    Grantee's Name    Jeffrey R. Ash and Mary L. Ash

Mailing Address    505 Wynlake Court  
Alabaster, AL 35007

Mailing Address    5640 Jersey Road SE  
Deming, NM 88030

Property Address    505 Wynlake Court  
Alabaster, AL 35007

Date of Sale    April 26, 2013  
Total Purchase Price    \$170,000.00

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: \_\_\_\_\_

☒ 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 - The Bank of New York Mellon (f/k/a The Bank of New York), as Trustee for Master Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2, 505 Wynlake Court, Alabaster, AL 35007.

Grantee's name and mailing address - Jeffrey R. Ash and Mary L. Ash, 5640 Jersey Road SE, Deming, NM 88030.

Property address - 505 Wynlake Court, Alabaster, AL 35007

Date of Sale - April 26, 2013.

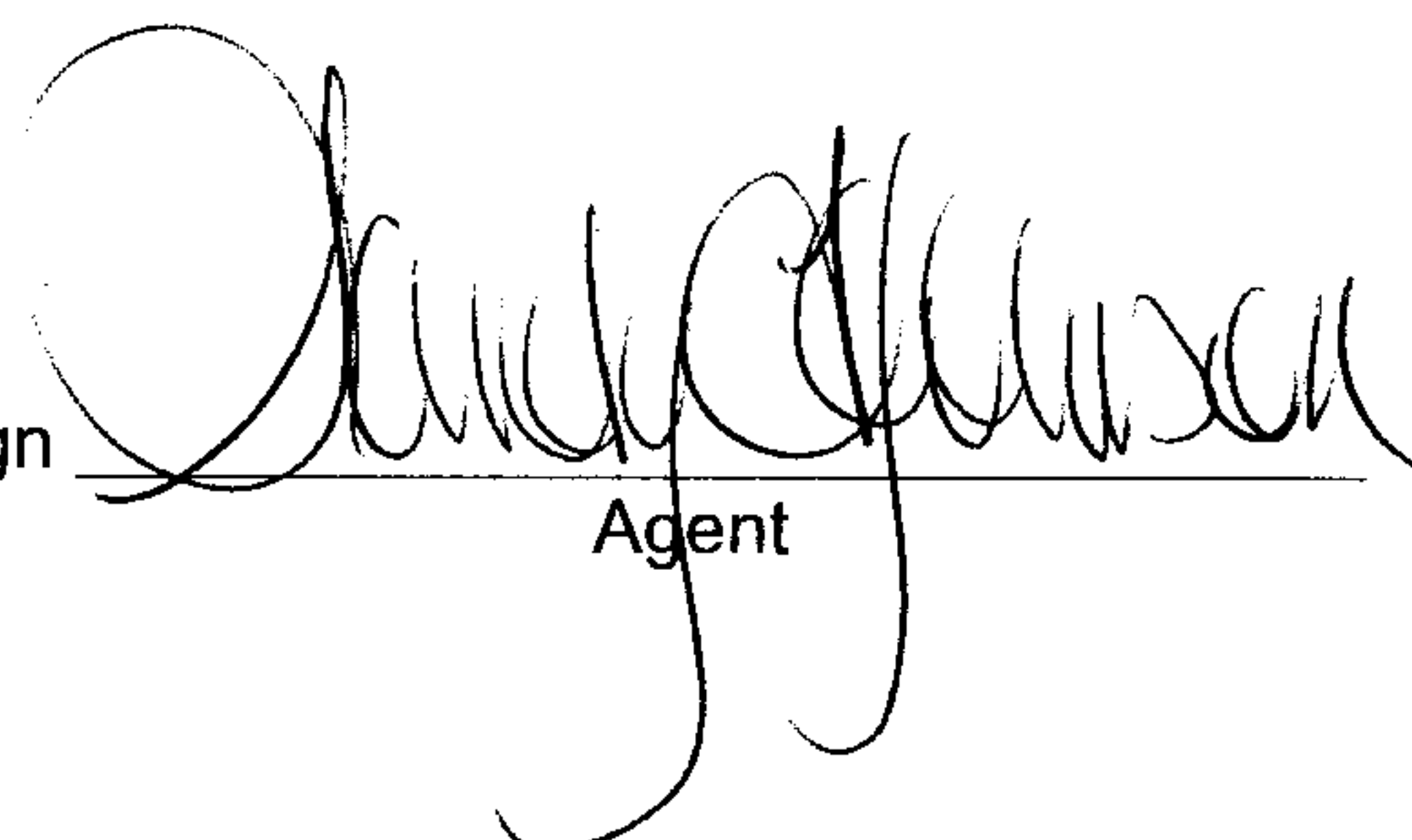
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 or 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: April 26, 2013

Sign   
Agent

  
20130430000175970 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/30/2013 03:04:46 PM FILED/CERT