

20140729000233190 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
07/29/2014 02:36:19 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Reginald McDaniel
Gwenea McDaniel
4757 Southlake Pkwy
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Twenty Thousand And 00/100 Dollars (\$420,000.00) to the undersigned, Bank of New York Mellon, fka The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-41CB, Mortgage Pass-Through Certificates Series 2006-41CB, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Reginald McDaniel, and Gwenea McDaniel, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Southlake, as recorded in Map Book 11, Page 85, A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Real 114, Page 134 and Real 207, Page 366.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Real 279, Page 945.
5. Restrictive covenant as recorded in Real 160, Page 495; Real 160, Page 672 and Real 182 Page 1.
6. Mineral and mining rights as recorded in Deed Volume 121, Page 294. Building setback line of 50 feet reserved from Southlake Parkway as shown by plat.
7. Public utility easements as shown by recorded plat, including a 10 foot sanitary sewer easement on the Southwest corner of property.
8. Restrictions as shown on recorded plat.
9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument #20131016000412300, in the Probate Office of Shelby County, Alabama.

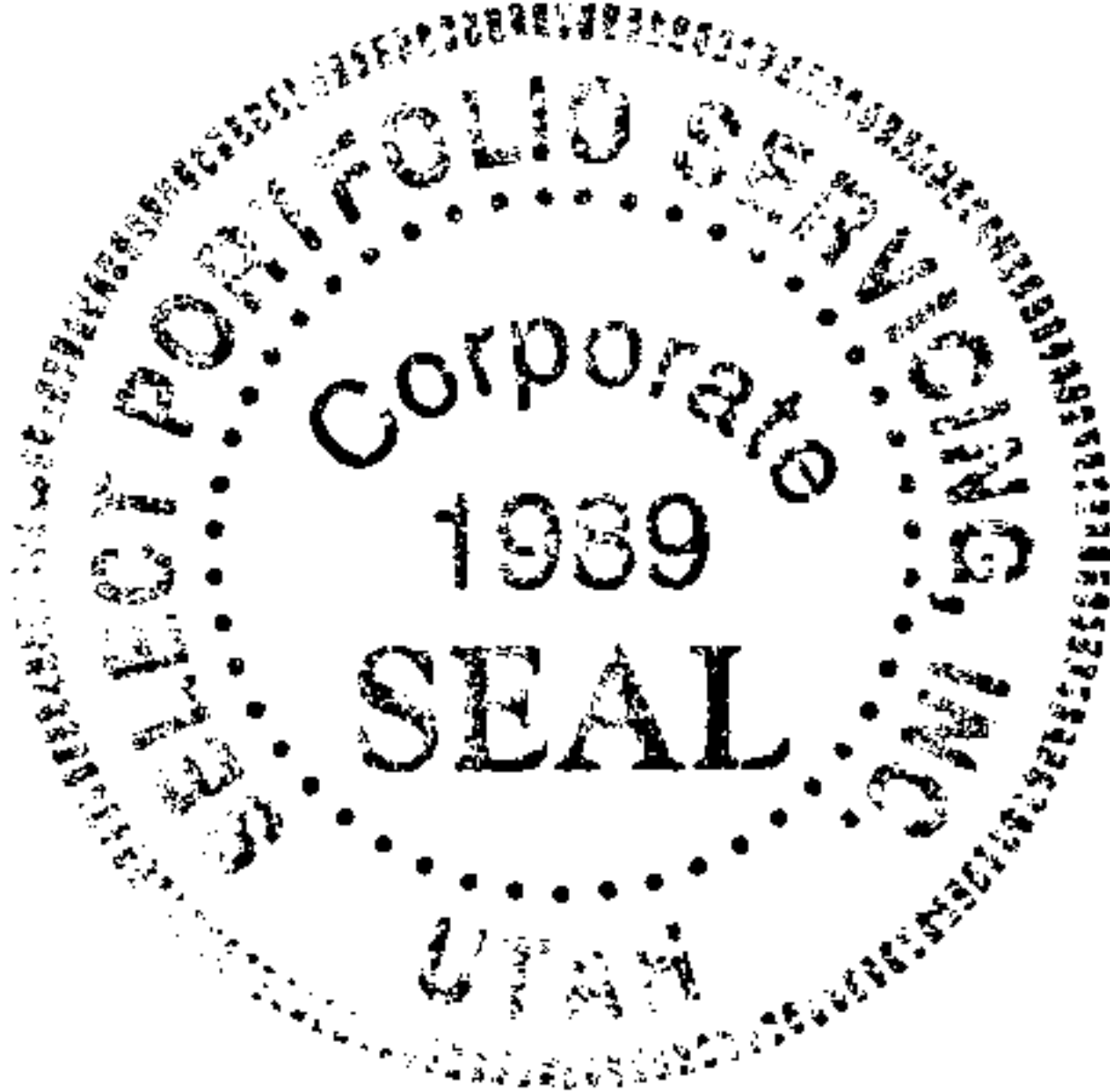
\$ 399,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Shelby County, AL 07/29/2014
State of Alabama
Deed Tax: \$21.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 01
day of ~~June~~ July, 2014.



Bank of New York Mellon, fka The Bank of New York,
as trustee, on behalf of the holders of the Alternative Loan
Trust 2006-41CB, Mortgage Pass-Through Certificates
Series 2006-41CB

By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital
Corp., as Attorney in Fact

By: [Signature] 7-1-14

Its _____

STATE OF Utah

COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
PATRICK PITTMAN, DOC. CONTROL OFFICER, whose name as DOC CONTROL OFFICER of Select
Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for Bank of New
York Mellon, fka The Bank of New York, as trustee, on behalf of the holders of the Alternative
Loan Trust 2006-41CB, Mortgage Pass-Through Certificates Series 2006-41CB, 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 officer and with full authority,
executed the same voluntarily for and as the act of said Corporation, acting in its capacity as
Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 01 day of ~~June~~ July, 2014.

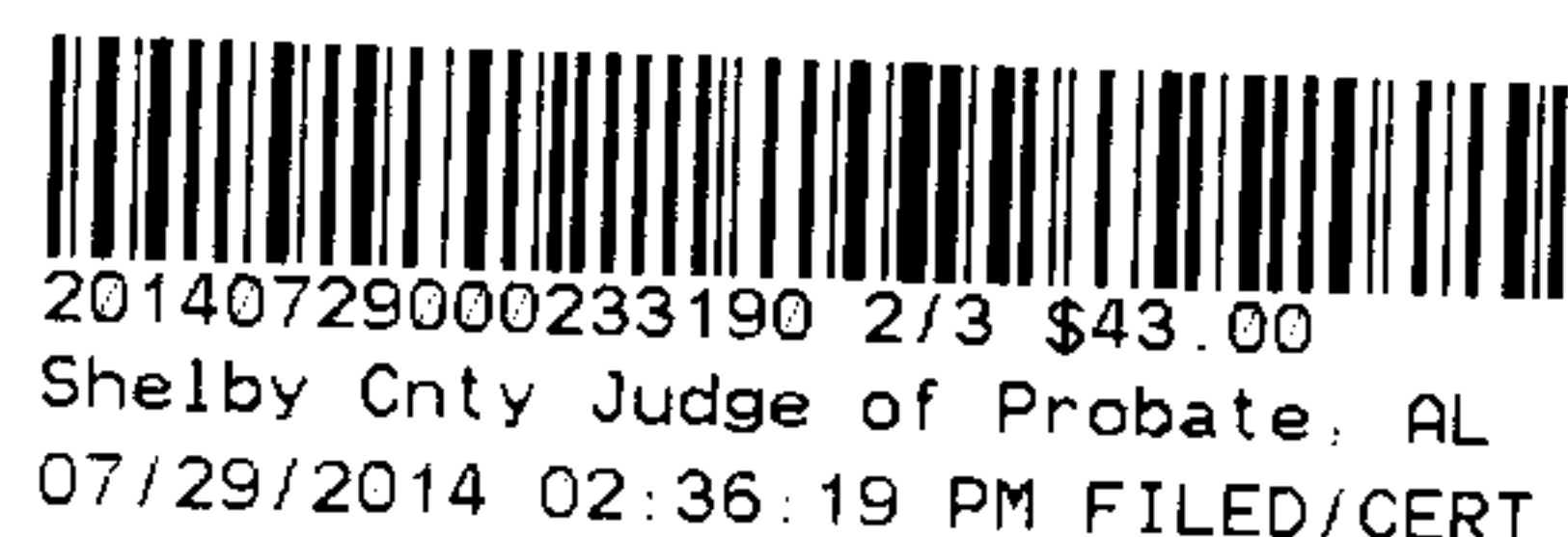
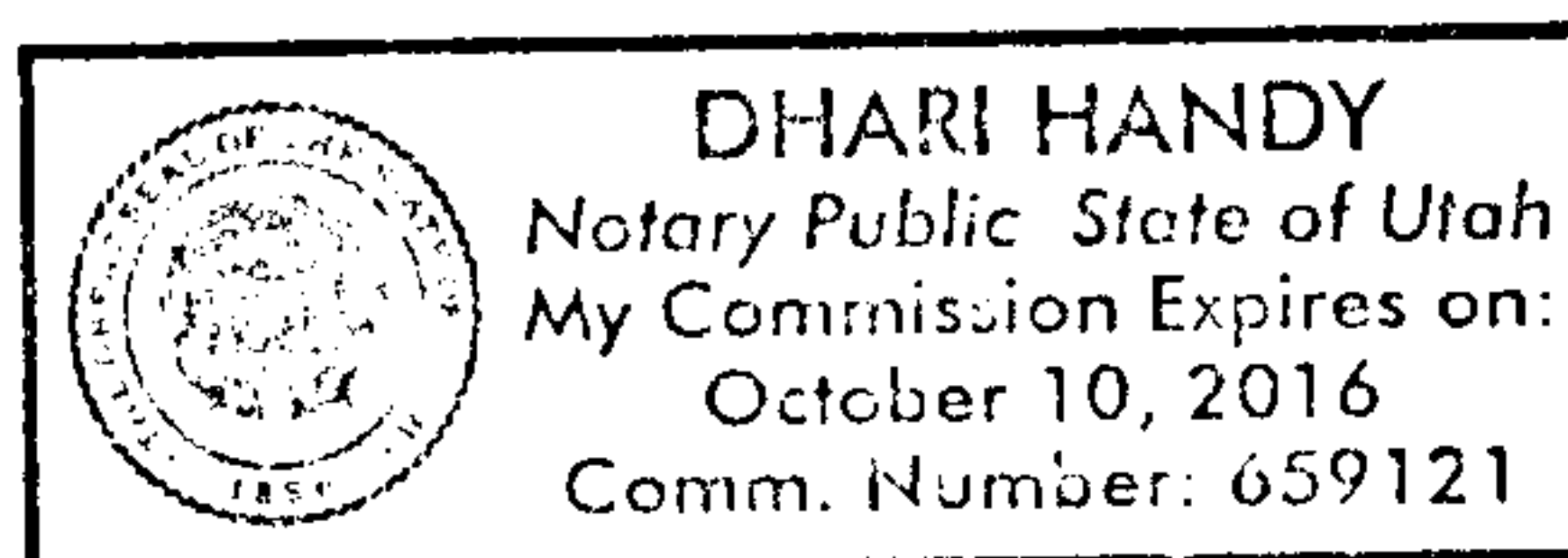
[Signature]

NOTARY PUBLIC

My Commission expires: 10/10/2016

AFFIX SEAL

2013-002171



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name **BANK OF NEW YORK MELLON
FKA THE BANK and OF NEW
YORK, AS TRUSTEE, ON BEHALF
OF and THE HOLDERS OF THE
ALTERNATIVE TRUST and
2006-41CB, MORTGAGE
PASS-THROUGH CERT**

Grantee's Name **REGINALD MCDANIEL and
GWENEA MCDANIEL**

Mailing Address **3815 S. WEST TEMPLE
SALT LAKE CITY, UT 84115**

Mailing Address **4757 SOUTHLAKE PKWY.
HOOVER, AL 35244**

Property Address **4757 SOUTHLAKE PKWY
HOOVER, AL 35244**

Date of Sale **July 24, 2014**

Total Purchase Price **\$420,000.00**

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



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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 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 **July 24, 2014**

Print **Malcolm S. McLeod**

Unattested

Sign

My Commission Expires

March 8th, 2018

(Grantor/Grantee/Owner/Agent) circle one