

Commitment Number: DS7151-16000460

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To:

Title365 / Post-Closing

2200 Lucien Way, Suite 340, Maitland, FL 32751

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
33-1-11-0-001-016.008

SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., Alternative Loan Trust 2003-4CB, Mortgage Pass-Through Certificates, Series 2003-12, hereinafter grantor, whose tax-mailing address is c/o Bank of America, N.A., 2505 W. Chandler Blvd., Chandler, AZ 85224, for \$12,500.00 (Twelve Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Torie Brook Rinehart and Ricky Lee Nix, Jr., hereinafter grantees, whose tax mailing address is 100 Pinedale Circle, Columbiana, AL 35051, the following real property situated in the City of Shelby, County of Shelby, State of AL, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION
Property Address is: 4409 Highway 71, Shelby, AL 35143

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: **20160506000154130**

Executed by the undersigned on September 20, 2016:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., Alternative Loan Trust 2003-4CB, Mortgage Pass-Through Certificates, Series 2003-12, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact

By: Holly M Oldham 9/20/2016

Printed Name: Holly M Oldham

Its: Assistant Vice President (AVP)

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Holly M Oldham its AVP, on behalf of the Grantor Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., Alternative Loan Trust 2003-4CB, Mortgage Pass-Through Certificates, Series 2003-12, 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 the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 20 day of September, 2016

Rosemary Trujillo 9-20-16
Notary Public ROSEMARY TRUJILLO

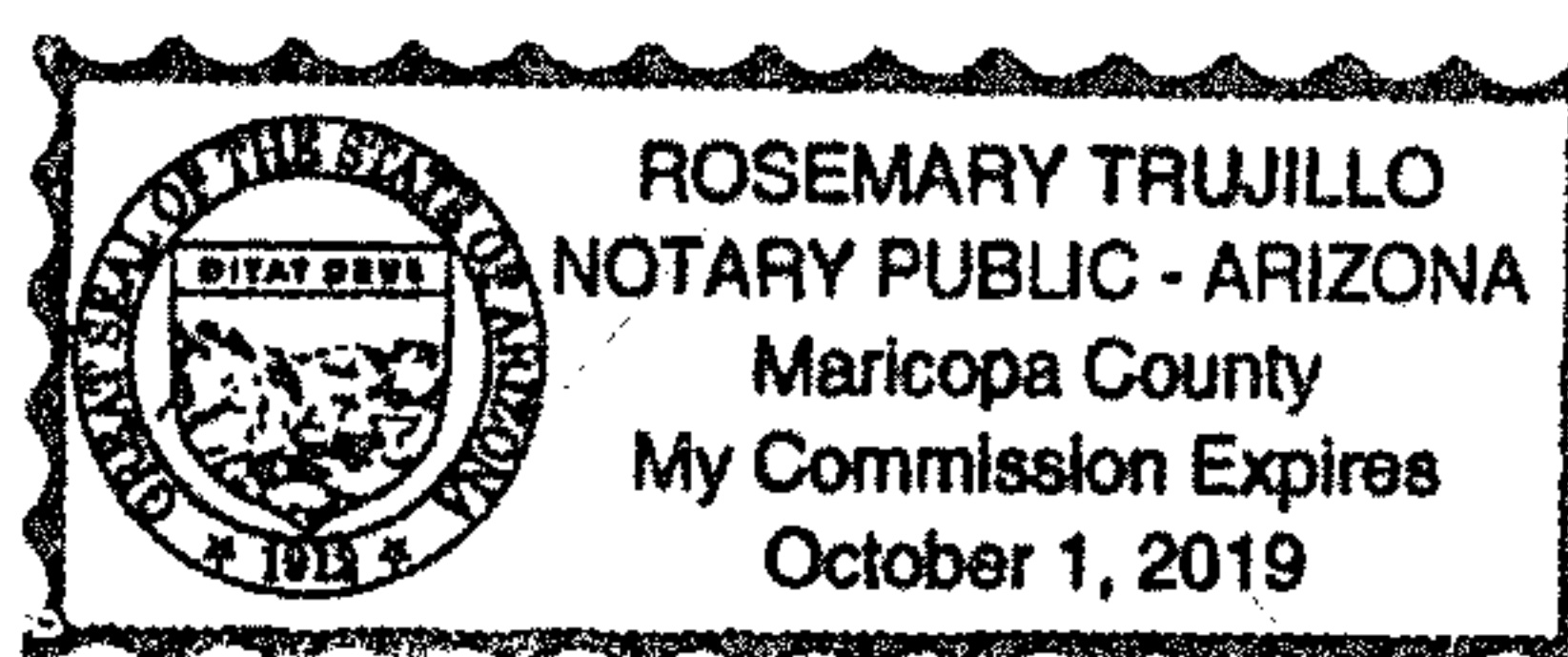


EXHIBIT A

The following described property situated in Shelby County, Alabama, to wit: commence at the NW corner of the SW quarter of the NE quarter of Section 11, Township 24 North, Range 15 East and run South along the East line of said section for a distance of 947.25 feet to a point; thence run North 60 degrees 18 minutes 14 seconds West for a distance of 554.84 feet to a point; thence run North 60 degrees 32 minutes 06 seconds West for a distance of 93.94 feet to the point of beginning; thence run North 33 degrees 44 minutes 00 seconds East for a distance of 194.72 feet to a point; thence run North 84 degrees 31 minutes 44 seconds West for a distance of 200.87 feet to a point; , thence run South 0 degrees 01 minutes 36 seconds West for a distance of 136.25 feet to a point; thence run South 63 degrees 59 minutes 25 seconds East for a distance of 102.24 feet to the point of beginning.

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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 for the Certificateholders of CWMBS, Inc., Alternative Loan Trust 2003-4CB, Mortgage Pass-Through Certificates, Series 2003-12	Grantee's Name	Torie Brook Rinehart Ricky Lee Nix Jr.
Mailing Address	_____ _____ _____, AL	Mailing Address	100 Pinedale Circle Columbiana, AL 35051
Property Address	4409 Highway 71 Shelby, AL 35143	Date of Sale	September 23, 2016
		Total Purchase Price	\$12,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 September 21, 2016

Unattested

Print Janet Friedme

Sign [Signature]

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/26/2016 03:45:14 PM
\$39.50 CHERRY
20160926000352700

[Signature]