

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

Send Tax Notice to:  
Constance Appling  
  
1831 20<sup>th</sup> Avenue  
Calera, Alabama 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of eighty-two thousand three hundred and 00/100 Dollars (\$82,300.00) to the undersigned, The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-31CB, Mortgage Pass-Through Certificates, Series 2006-31CB, a corporation, by Countrywide Home Loans Servicing LP, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Constance Appling, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, less the East 9 feet of said lot; Also, the East 9 feet of Lot 7, all according to the survey of Farris Subdivision No. 3, as recorded in Map Book 4, Page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County.

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 Grantee herein assume and agree to pay.
3. Easements, building lines and restrictions as shown on recorded map
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. 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 No. 20080925000380280, in the Probate Office of Shelby County, Alabama.

\$83,979.00 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 Grantee, his/her heirs and assigns, forever.



20090602000207650 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/02/2009 08:54:50 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13<sup>th</sup> day of April, 2009.

The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-31CB, Mortgage Pass-Through Certificates, Series 2006-31CB By Countrywide Home Loans Servicing LP, as Attorney in Fact

By: Toni Gary  
Its Toni Gary, Asst Secretary \_\_\_\_\_

STATE OF Texas \_\_\_\_\_

COUNTY OF Collin \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Toni Gary, whose name as Asst Secretary of Countrywide Home Loans Servicing LP, as Attorney in Fact for The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-31CB, Mortgage Pass-Through Certificates, Series 2006-31CB, a corporation, 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 13<sup>th</sup> day of April, 2009.

Raquel Black  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-004114

