

2010010600005660 1/2 \$43.50
Shelby Cnty Judge of Probate, AL
01/06/2010 02:39:54 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:
Willie B. O'Neal

736 Bess Rd
Bham AL 35228

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-five thousand seven hundred and 00/100 Dollars (\$145,700.00) to the undersigned, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-12CB, Mortgage Pass-Through Certificates, Series 2006-12CB, a corporation, by BAC Home Loan Servicing, LP fka 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 Willie B. O'Neal, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 302, according to the survey of Savannah Pointe, Sector IV, Phase I, as recorded in Map Book 26, page 49, 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 Grantee herein assume and agree to pay.
3. Easements, building lines and restrictions as shown on recorded map
4. Restrictions appearing of record in Instrument No. 2007-3913
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. 20090819000319650, in the Probate Office of Shelby County, Alabama.

\$ 116,560⁰⁰ 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.

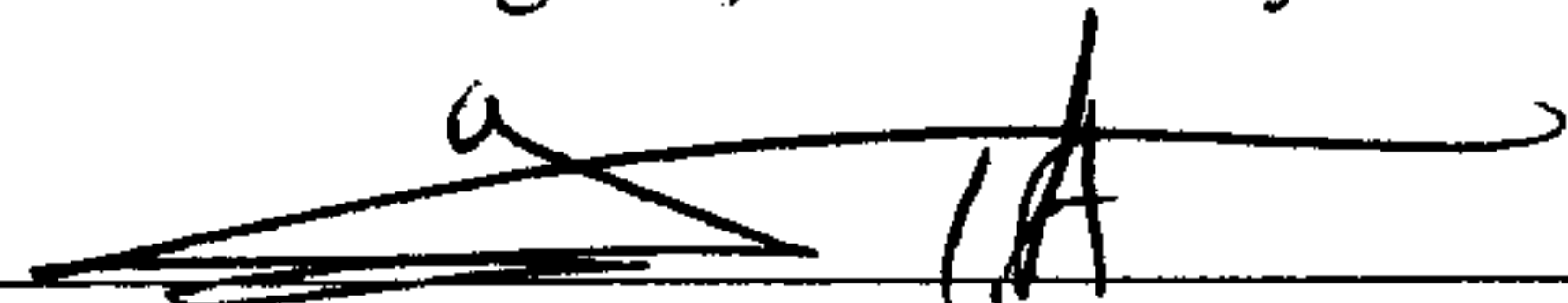
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



Shelby County, AL 01/06/2010
State of Alabama
Deed Tax : \$29.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of November, 2009.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-12CB, Mortgage Pass-Through Certificates, Series 2006-12CB
By BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact

By: 

Its Tsedale Alemu, Assistant Secretary

STATE OF TEXAS
COLLIN

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tsedale Alemu, whose name as Assistant Secretary of BAC Home Loan Servicing, LP fka Countrywide 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 Certificate Holders CWALT, Inc., Alternative Loan Trust 2006-12CB, Mortgage Pass-Through Certificates, Series 2006-12CB, 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 25 day of November, 2009.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

JUNE 12, 2012

2009-002906

