

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

Send Tax Notice to:
Zachary A. Gerber

*336 Rocky Ridge Circle
Shelby, AL 35080*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-three thousand nine hundred and 00/100 Dollars (\$73,900.00) 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 2005-54CB Mortgage Pass-Through Certificates, Series 2005-54CB, 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 Zachary A. Gerber, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the survey of Rocky Ridge Town homes, Phase One as recorded in Map Book 22, Page 132, 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. 25-foot building setback line along Rocky Ridge Drive; 20-foot building setback line across rear of said lot and a 10-foot easement across rear as shown on recorded map of said subdivision.
4. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #1998-24196.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 130, Page 172; Deed Book 130, Page 173 and Deed Book 166, Page 151.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Map Book 22, Page 132.
7. Right of Way to Shelby County as recorded in Deed Book 154, Page 390; Deed Book 155, Page 3 and Deed Book 155, Page 199.
8. Easement and right of way to Alabama Power Company as recorded in Instrument # 2002-18724.
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 No. 20090623000240840, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 03/22/2010
State of Alabama
Deed Tax : \$35.00

\$ 38,900.00 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of February, 2010.

The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-54CB Mortgage Pass-Through Certificates, Series 2005-54CB
By BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing LP, as Attorney in Fact

By: 

Its Valinda Pickens, 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 Valinda Pickens, 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 2005-54CB Mortgage Pass-Through Certificates, Series 2005-54CB, 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 14 day of February, 2010.


NOTARY PUBLIC

My Commission expires: June 12, 2012

AFFIX SEAL

2009-002116

