



20101208000412210 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/08/2010 02:51:15 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:
Melissa Lockhart
Juan C. Porras
2790 Stevens Creek Rd.
Birmingham, Al. 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-eight thousand five hundred and 00/100 Dollars (\$138,500.00) to the undersigned, The Bank of New York Mellon, fka The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-81 Mortgage Pass-Through Certificates, Series 2005-81, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Melissa Lockhart, and Juan C. Porras, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, Block 2, according to the survey of Gross' Addition to Altadena South 2nd Phase, 1st Sector, as recorded in Map Book 6, Page 17, 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. Restrictions appearing of record in Misc. Book 3, Page 817.
4. Minerals excepted in Deed Book 5, Page 356.
5. Easement granted to South Central Bell Telephone Company recorded in Deed Book 320, Page 918.
6. Easement granted Alabama Power Company recorded in Deed Book 102, Page 52 and Deed Book 187, Page 377.
7. Restrictions as shown on recorded plat.
8. 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. 20100311000071570, in the Probate Office of Shelby County, Alabama.

\$ 167,055.00 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.





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

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

The Bank of New York Mellon, fka The Bank of New
York as Trustee for the Certificateholders CWALT, Inc.
Alternative Loan Trust 2005-81 Mortgage Pass-Through
Certificates, Series 2005-81
By BAC Home Loan Servicing, LP fka Countrywide Home
Loans Servicing LP, as Attorney in Fact

By:

Its Lizeth Garcia, 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
Lizeth Garcia, whose name as Asst 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 Certificateholders
CWALT, Inc. Alternative Loan Trust 2005-81 Mortgage Pass-Through Certificates, Series 2005-
81, 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 day of September, 2010.

Bobbi Laughlin
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-001443

