

PREPARED BY:  
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251-338-1300

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB, the Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to Grantor by JOSEPH SHANNON NOWAK, the Grantee, does, subject to the exceptions, reservations and matters hereinafter set forth, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situate in the County of SHELBY, State of Alabama, to-wit:

Lot 31, according to the plat of Cedar Meadows, also a Resurvey of lot 6, Block 1 of Mountain View Estates, as recorded in Map Book 4, Page 19, in the office of the Judge of Probate of Shelby County, Alabama, as recorded in Document Number 20050317000119380.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO THE FOLLOWING:

1. The lien for taxes hereafter falling due;
2. All building setback lines and restrictive covenants and easements of record;

3. Any and 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. 20110916000274500 of the records in the Office of the Judge of Probate, SHELBY County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's heirs and assigns, in fee simple, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the Grantor, and all persons claiming by, through or under it.

All recording references are to records in the Office of the Judge of Probate of SHELBY County, Alabama.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this the 31 day of January, 2012.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS ATTORNEY IN FACT

By: 

As its Todd Gabert, Assistant Vice President

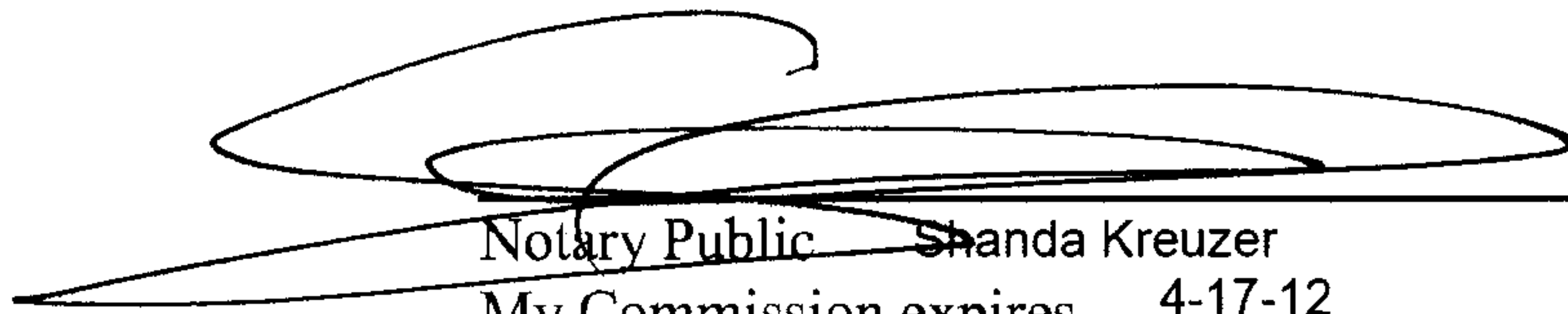


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Shelby Cnty Judge of Probate, AL  
02/20/2012 01:11:18 PM FILED/CERT

STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Todd Gabert as Assistant Vice President of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, whose name as Attorney in Fact for THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB, is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and seal this the 31 day of January, 2012.

  
\_\_\_\_\_  
Notary Public Shanda Kreuzer  
My Commission expires 4-17-12

Grantees' address:

304 Meadow Circle  
Maylene, AL 35114

