

Sales # 346, 500 -

Grantee's Address:

309 Carriage Lane
Alabaster, AL 35007

PREPARED BY:
PIERCE LEDYARD, P.C.
GOODMAN G. LEDYARD
POST OFFICE BOX 161389
MOBILE, AL 36616

STATE OF California
COUNTY OF Ventura

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 THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-36T2,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-36T2, 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 KATHY S.
ESTES, 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:

The land referred to herein below is situated in the County of Shelby, State of
Alabama and is described as follows:

Parcel I:

A parcel of land in the SW ¼ of the SE ¼ of Section 4 and in the NW ¼ of the NE
¼ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama,
described as follows: commence at the SE corner of the NW ¼ of the NE ¼ of
said Section 9; thence run North 00 degrees 31' 35" West along the East ¼-1/4
line 1493.19 feet to the point of beginning; thence continue last course 369.92
feet; thence run South 70 degrees 10' 16" West 917.03 feet to a point on the NE
right of way of Carriage Lane; thence run South 71 degrees 12' 12" East 53.63 feet
to the point of a clockwise curve having a delta angle of 51 degrees 46' 49" and a
radius of 229.78 feet; thence run along the arc of said curve 207.66 feet along said

-1-

Shelby County, AL 04/09/2012
State of Alabama
Deed Tax: \$17.50

20120409000121350 1/4 \$38.50
Shelby Cnty Judge of Probate, AL
04/09/2012 12:02:55 PM FILED/CERT

right of way; thence turn South 19 degrees 25' 23" East and tangent to said curve 134.51 along said right of way; thence run North 70 degrees 10' 16" East 667.47 feet to the point of beginning.

Parcel II:

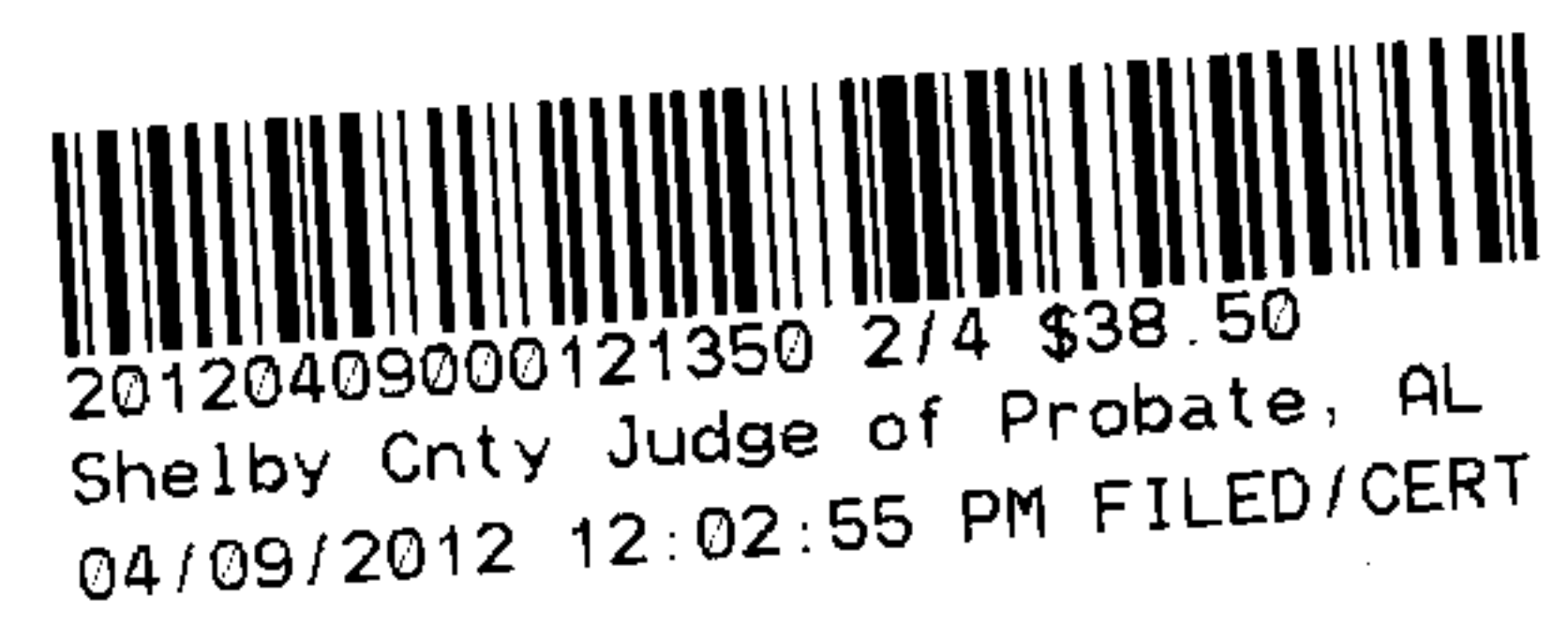
A parcel of land in the NW ¼ of the NE ¼ of Section 9 and in the SW ¼ of the SE ¼ of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the NW ¼ of the NE ¼ of said Section 9, thence run North 00 deg. 31 min. 35 sec. West along the East ¼-1/4 line 1082.75 feet to the point of beginning; thence continue last course 410.44 feet; thence run South 70 deg. 10 min. 16 sec. West 667.47 feet to a point on the Northeast right of way (r.o.w.) of Carriage Lane; thence run South 19 deg. 25 min. 23 sec. East 55.37 feet along said r.o.w. to the point of a counter-clockwise curve having a delta angle of 18 deg. 05 min. 31 sec. and a radius of 240.00 feet; thence run along the arc of said curve and r.o.w. 75.78 feet to the point of a counter-clockwise curve having a delta angle of 53 deg. 53 min. 11 sec. and a radius of 25.00 feet; thence run along the arc of said curve and r.o.w. 23.51 feet to the point of a clockwise curve having a delta angle of 66 deg. 37 min. 17 sec. and a radius of 55.00 feet; thence run along the arc of said curve and r.o.w. 63.95 feet; thence run North 65 deg. 13 min. 12 sec. East 139.03 feet; thence run South 77 deg. 26 min. 24 sec. East 193.17 feet; thence run South 78 deg. 09 min. 17 sec. East 194.93 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM such oil, gas and other minerals in, on and under the above described real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others.

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. 20110715000205940 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 21 day of FEBRUARY, 2012.

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-36T2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-36T2 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

20120409000121350 3/4 \$38.50
Shelby Cnty Judge of Probate, AL
04/09/2012 12:02:55 PM FILED/CERT

By: _____

Tina Newkirk, Assistant Vice President

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura



20120409000121350 4/4 \$38.50
Shelby Cnty Judge of Probate, AL
04/09/2012 12:02:55 PM FILED/CERT

On 2/2/12 before me, Eleanor Rosa, Notary Public
(Here insert name and title of the officer)

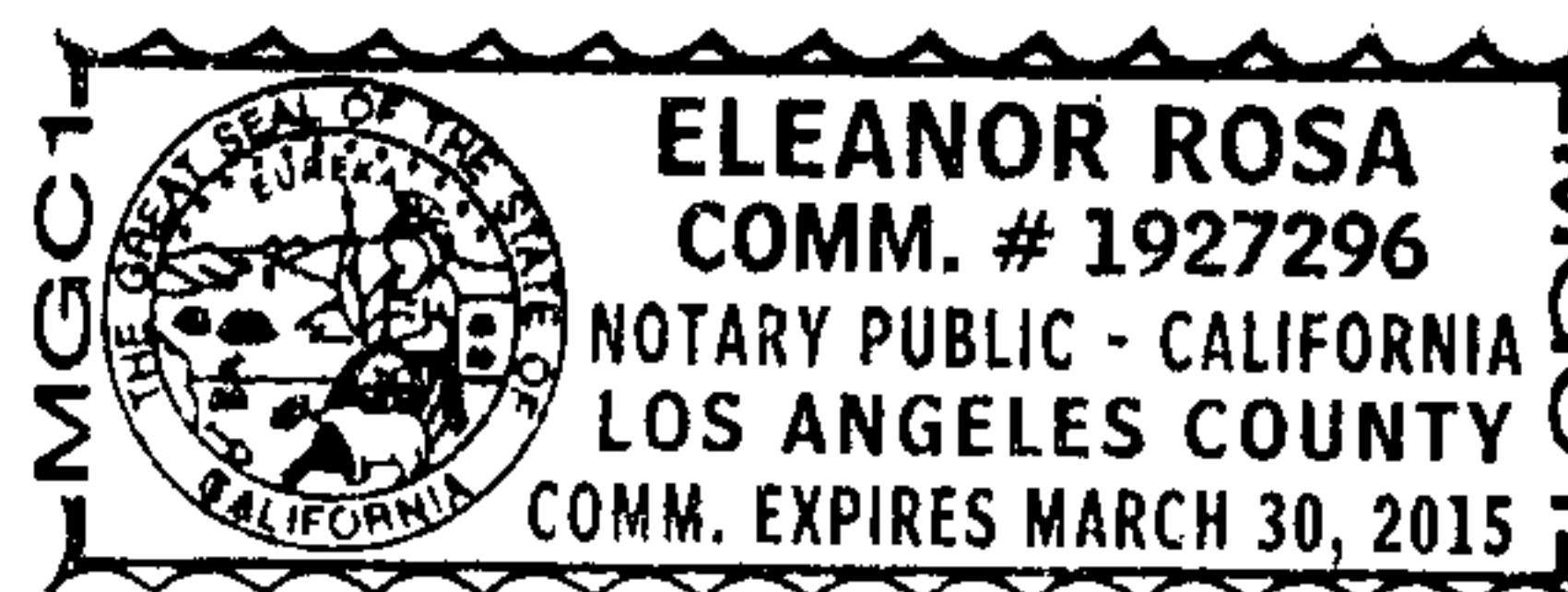
personally appeared Tina Newkirk

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Eleanor Rosa
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____