

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

Send Tax Notice to:
Stan B. Levine, Jr.
Marynell Levine

*1161 Lake Forest Cir
Hoover AL 35244*

SPECIAL WARRANTY DEED

STATE OF Arizona

KNOW ALL MEN BY THESE PRESENTS,

Maricopa COUNTY

That in consideration of Eighty-one thousand and 00/100 Dollars (\$81,000.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage PassThrough Certificates, Series 2004-24CB, a corporation, 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, (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 Stan B. Levine, Jr., and Marynell Levine, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the survey of Calloway Cove, Plat No. 1 as recorded in Map Book 31, Page 67 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. Easements, restrictions and setback lines as shown on recorded plat.
4. 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 Inst. No. 20110921000279960, in the Probate Office of Shelby County, Alabama.

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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



20120417000131740 1/2 \$96.00
Shelby Cnty Judge of Probate, AL
04/17/2012 03:16:31 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4th day of April, 2012.

The Bank of New York Mellon FKA The Bank of New York as
Trustee for the Certificateholders of CWALT, Inc., Alternative
Loan Trust 2004-24CB, Mortgage PassThrough Certificates,
Series 2004-24CB

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: 

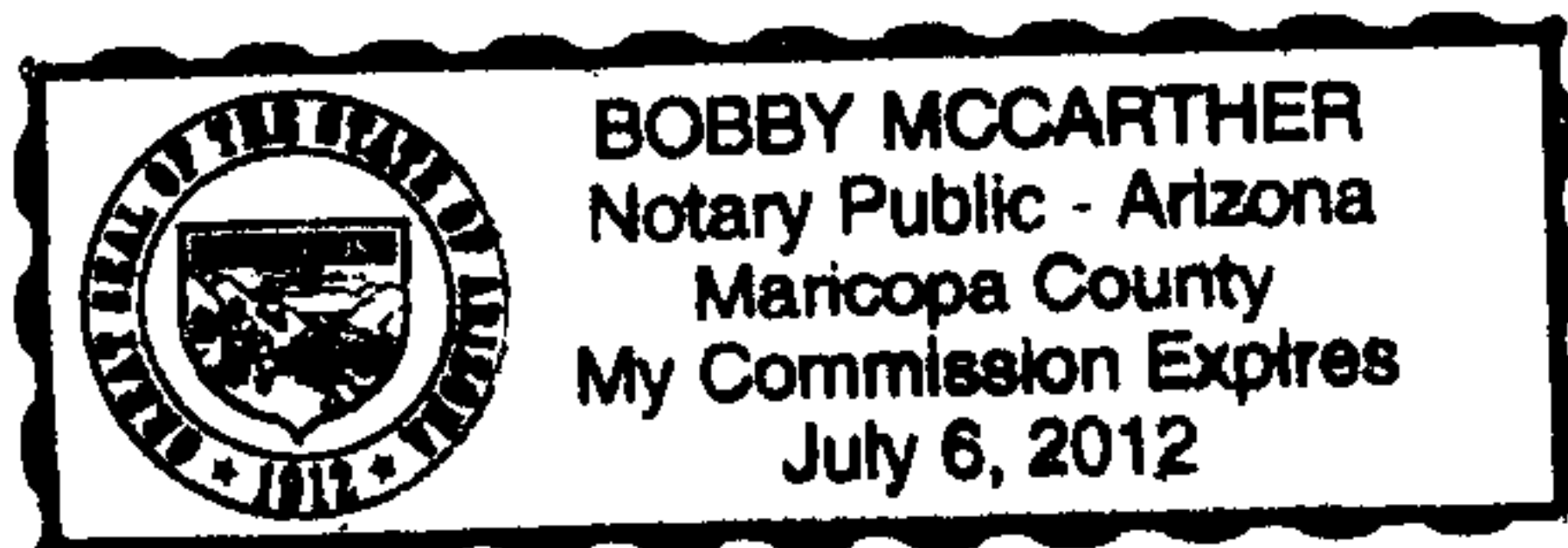
Its Monja Steimer, Assistant Vice President

STATE OF Arizona


COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Monja Steimer, whose name 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, as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York as
Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-24CB, Mortgage
PassThrough Certificates, Series 2004-24CB, 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 4th day of April, 2012.



2011-004167


NOTARY PUBLIC Bobby McCarther
My Commission expires: 7/06/2012
AFFIX SEAL



20120417000131740 2/2 \$96.00
Shelby Cnty Judge of Probate, AL
04/17/2012 03:16:31 PM FILED/CERT

Shelby County, AL 04/17/2012
State of Alabama
Deed Tax: \$81.00