
20120424000140770 1/3 \$148.50
Shelby Cnty Judge of Probate, AL
04/24/2012 11:45:57 AM FILED/CERT

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

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE BANK OF NEW YORK
MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE
HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-30T1, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-30T1, 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 WEI WEI KUNG, 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 213, According to the Survey of Greystone Legacy 2nd Sector, as recorded in
Map Book 27, Page 66, in the Probate Office of Shelby County, Alabama.

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. 20110701000192460 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.

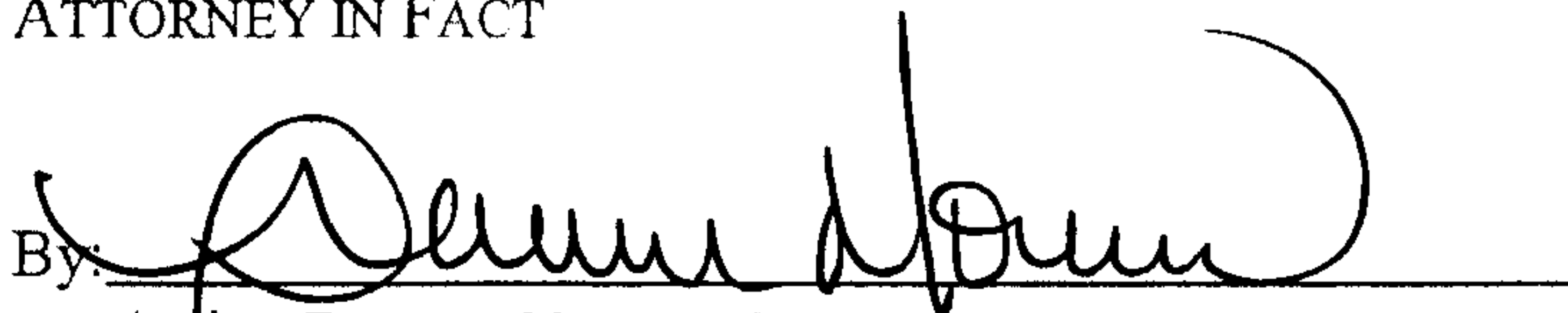
TO HAVE AND TO HOLD unto the said Grantee, Grantee's heirs and assigns, in fee simple, forever.

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 26 day of March, 2012.

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATE HOLDERS CWALT, INC.,
ALTERNATIVE LOAN TRUST 2006-30T1,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-30T1 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 Frances Moreno, Assistant Vice President

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On March 26, 2012 before me, Eleanor Rosa, Notary Public,
(Here insert name and title of the officer)

personally appeared Frances Moreno,

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.

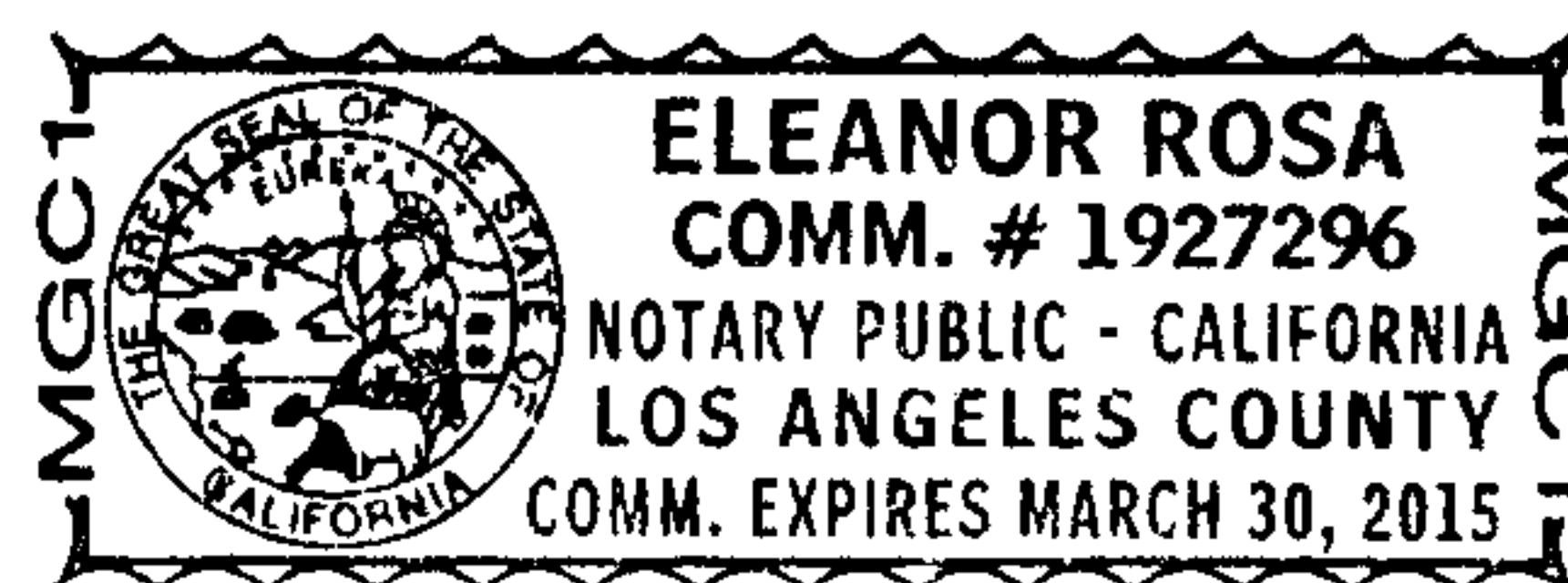
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Eleanor Rosa

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 03/26/2012

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

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

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



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Shelby County, AL 04/24/2012
State of Alabama
Deed Tax: \$129.50