

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

Send Tax Notice to:
Richard B. Hoover
147 Shine Drive
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred one thousand one hundred and 00/100 Dollars (\$101,100.00) to the undersigned, 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 2005-20CB Mortgage Pass-Through Certificates, Series 2005-20CB, 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Richard B. Hoover, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Final Plat, Winfield Parc, Phase Three, as recorded in Map Book 32, Page 37, 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 Grantee herein assume and agree to pay.
3. Restrictions, easements, and setback lines as shown on recorded plat.
4. Right of way to Alabama Power Company as shown in Deed Book 160, Page 383, Book 161, Page 143, and Book 179, Page 384.
5. Restrictions as shown in Instrument No. 2003-51124.
6. 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 Number 20111122000353900, in the Probate Office of Shelby County, Alabama.

\$ 98,536.00 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.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.





20120426000143920 2/2 \$ 8.00
Shelby Cnty Judge of Probate, AL
04/26/2012 12:37:58 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
29 day of March, 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 2005-20CB Mortgage Pass-
Through Certificates, Series 2005-20CB
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 Kerri Ryan AVP

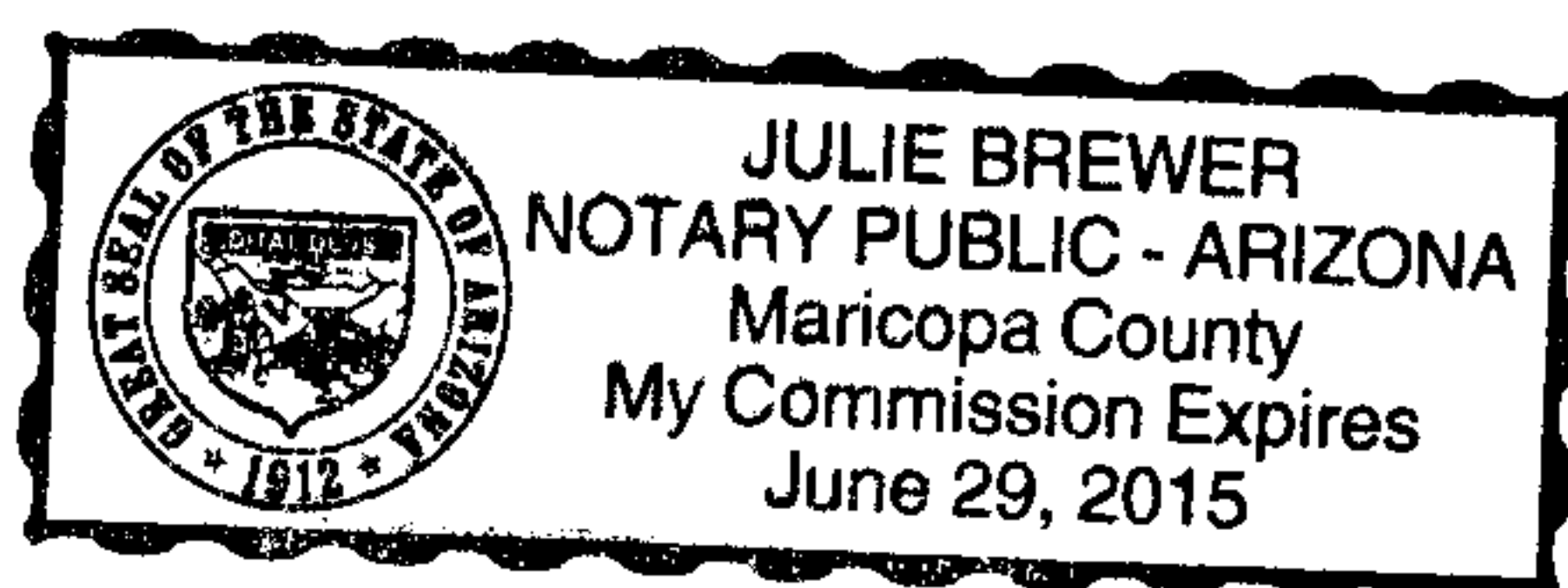
STATE OF Arizona

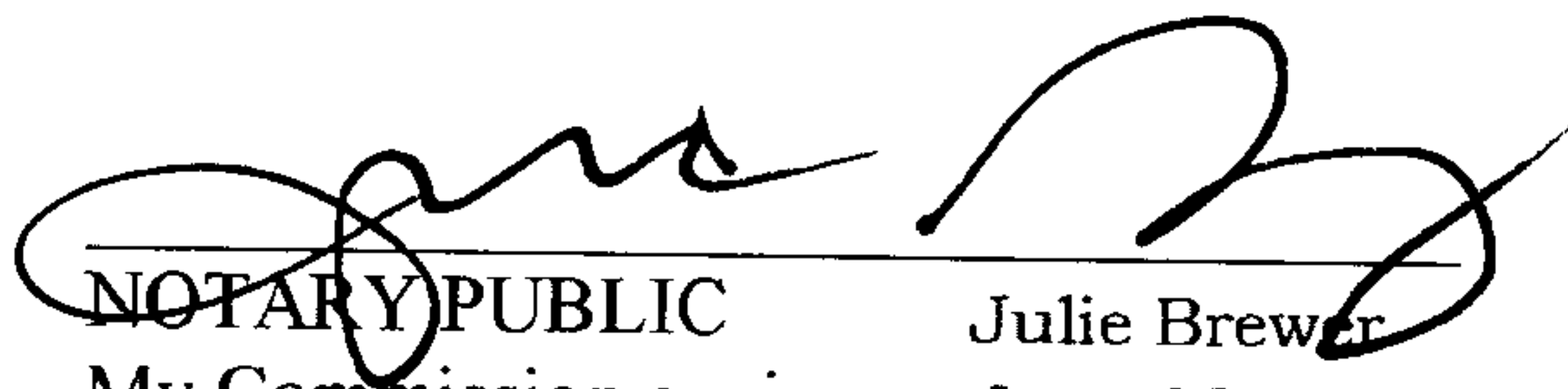
Shelby County, AL 04/26/2012
State of Alabama
Deed Tax: \$3.00

COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Kerri Ryan, whose name as AVP 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 f//k/a The
Bank of New York as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan
Trust 2005-20CB Mortgage Pass-Through Certificates, Series 2005-20CB, 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 29 day of March, 2012.




NOTARY PUBLIC Julie Brewer
My Commission expires: June 29, 2015
AFFIX SEAL

2011-004865