

SPECIAL WARRANTY DEED		
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$44,000.00		
SOURCE OF TITLE:		THIS INSTRUMENT WAS PREPARED BY
BOOK: _____		William T. Schill, Esq.
PAGE: _____		7100 E. Pleasant Valley Road
20110921000279980		Suite 100
		Independence, OH 44131
		216-520-0050
126295AL		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Cranmer	BRANDON CRANMER	167350000009000
(NAME)	(NAME)	
2829 Blue Springs road	2829 Blue Springs Road	
(ADDRESS)	(ADDRESS)	
	Wilsonville, AL 35186	
Wilsonville (CITY)	AL (STATE)	35186 (ZIP)
	(CITY)	(STATE) (ZIP)

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-18**, said grantor does hereby grant, bargain, sell, and convey unto **Brandon Cranmer**,* and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit. * **UNMARRIED**

SEE ATTACHED EXHIBIT "A"


THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐
This is ☒ improved property, known as 2829 Blue Springs road Wilsonville 35186
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Brandon Cranmer**, and his assigns, forever.

Said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-18**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

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.


20120502000152410 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
05/02/2012 03:21:32 PM FILED/CERT

IN WITNESS WHEREOF, the said **The Bank of New York Mellon f/k/a The Bank of New York**, as Trustee for the **Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-18**, has executed this deed this 16th day of April, 20 12.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-18

By: **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, it's Attorney in Fact**

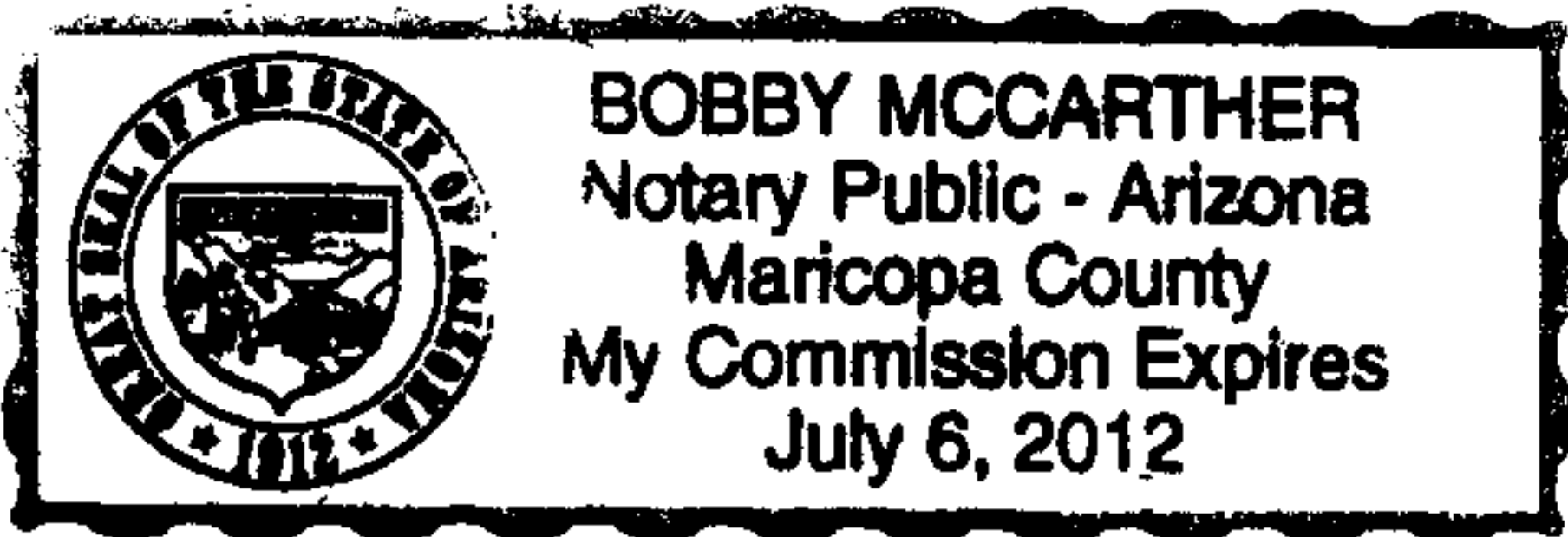
Name: Cory Klapperich

Title: Assistant Vice President

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Cory Klapperich, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP**, the Attorney-in-Fact of said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-18**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number 20120502000152400 of record in Registers Office for **Shelby** County, Alabama.

Witness my hand and Notarial Seal this 16th day of April, 20 12.



Bobby McCarther Notary Public

My Commission expires: 07/06/12

RETURN TO:

20120502000152410 2/3 \$62.00
Shelby Cnty Judge of Probate, AL
05/02/2012 03:21:32 PM FILED/CERT

Resource Title Gulf States-Alabama, LLC
7100 E Pleasant Valley Rd #100
Independence, OH 44131

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 126295AL
Independence, Ohio 44131

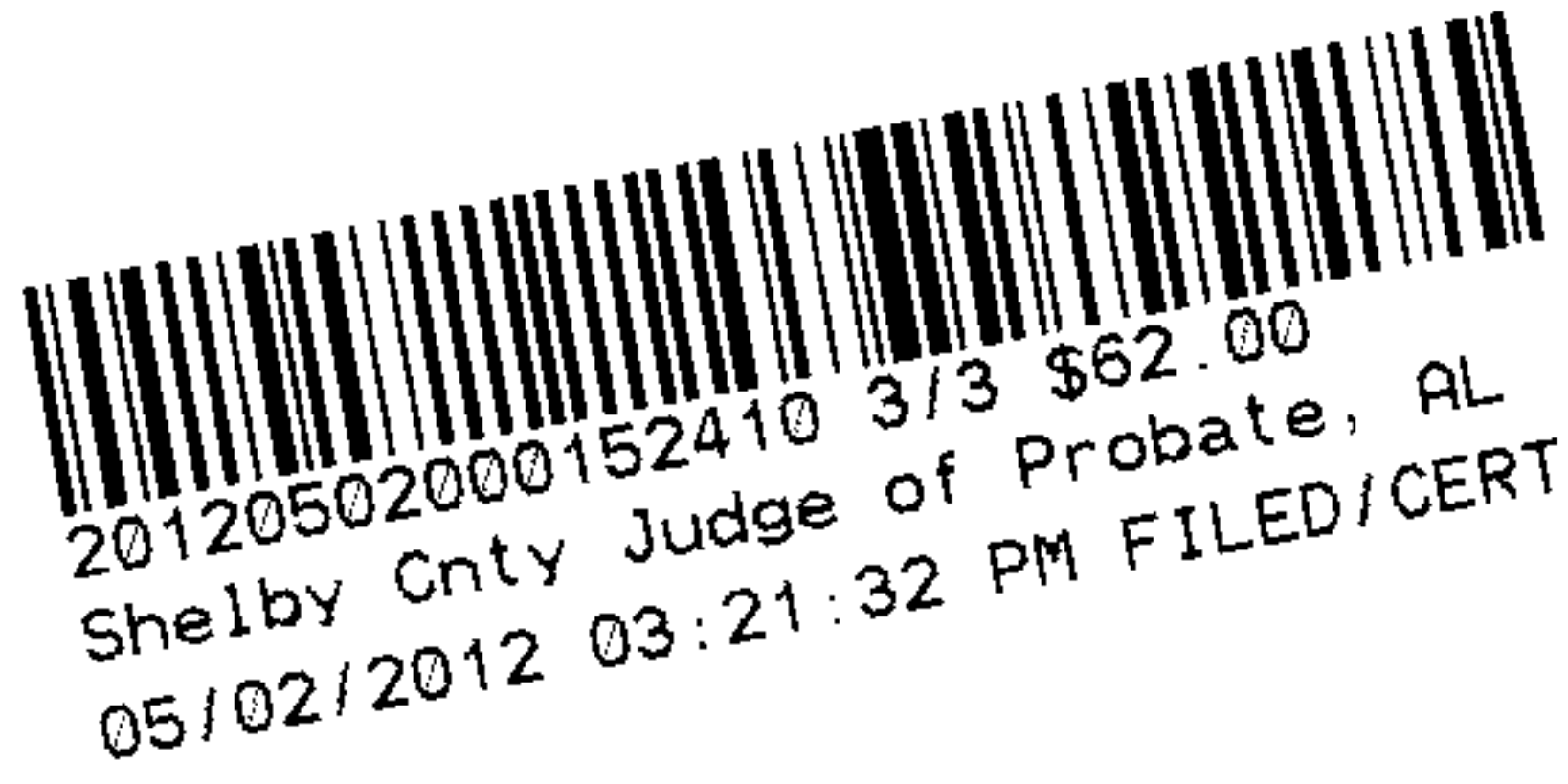
126295AL
Property: 2829 Blue Springs road,
Wilsonville, AL 35186

EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Begin at the SE Corner of the SW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 East, thence run North along the East line thereof for 208.71 feet; Thence 89 degrees 58 minutes 49 seconds left, run Westerly for 208.71 feet; Thence 90 degrees 01 minutes 08 seconds East, run Southerly 208.53 feet to the South line of said 1/4-1/4 section; Thence 89 degrees 55 minutes 35 seconds left run Easterly 208.74 feet to the point of beginning. Situated in Shelby County, Alabama.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-18, by Foreclosure Deed from AMN Consulting, LLC, Aaron Nelson, member, dated September 14, 2011 and recorded September 21, 2011, in Instrument No. 20110921000279980, said Probate Court, Shelby County, Alabama.



Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$44.00