



20120619000216670 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
06/19/2012 03:44:31 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-120300081S

Send Property Tax Notice to:

344 Lime Creek Circle
Chelsea AL 35043

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00) cash in hand paid to
The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT 2004-24CB

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Kenneth Simpson and Erica Simpson, as Joints Tenants With Rights of Survivorship
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Instrument #20111118000348980

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20111118000348980.

194,832.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT 2004-24CB, has caused these present to be executed in its name and on its behalf as aforesaid, on this 16 day of March, 2012.

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT 2004-24CB

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP, its Attorney in Fact

By: _____ (Name)

Its: AVP (Title)

For Bank of America N.A.
Attorney in Fact

Arizona

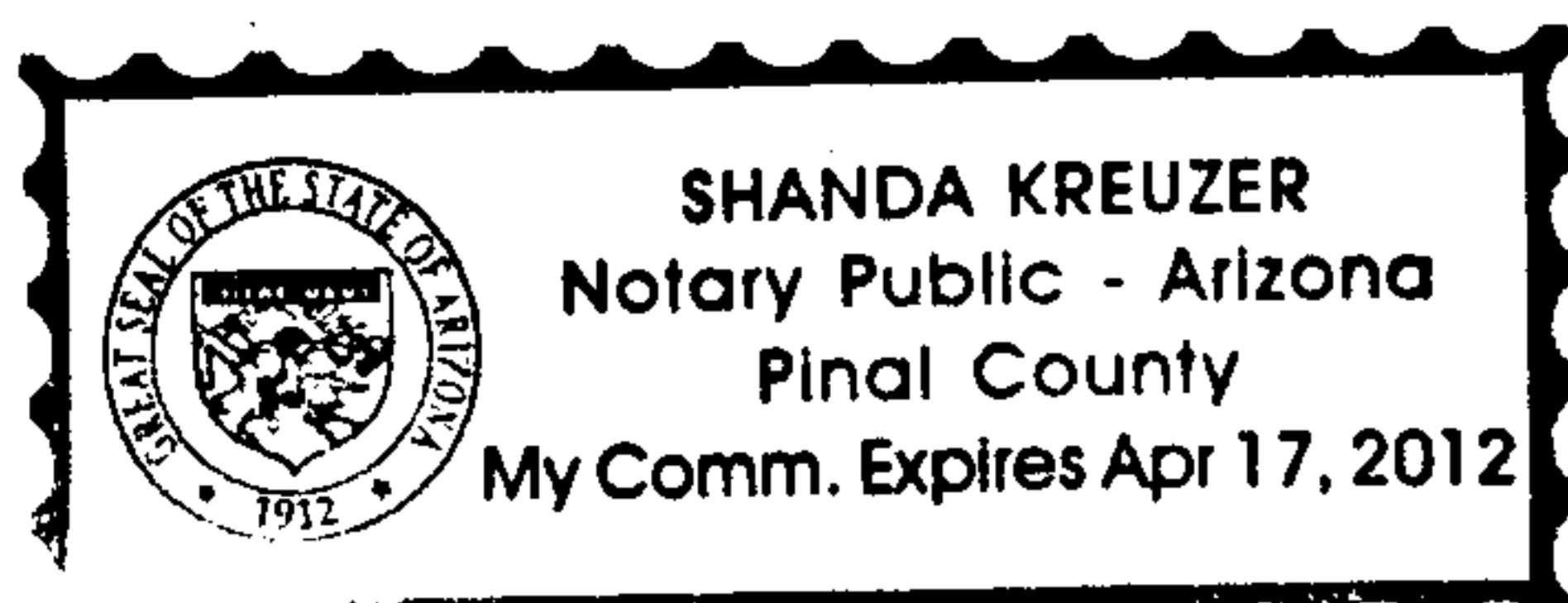
State of _____
County of Maricopa

I, Shanda Kreuzer, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Trisha Mothershed, AVP of _____, whose name as Attorney-in-Fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT 2004-24CB, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 16 day of March, 2012.

Property Address: 344 Lime Creek Circle, Chelsea, AL 35043

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CGLD 03/15/2011 rev



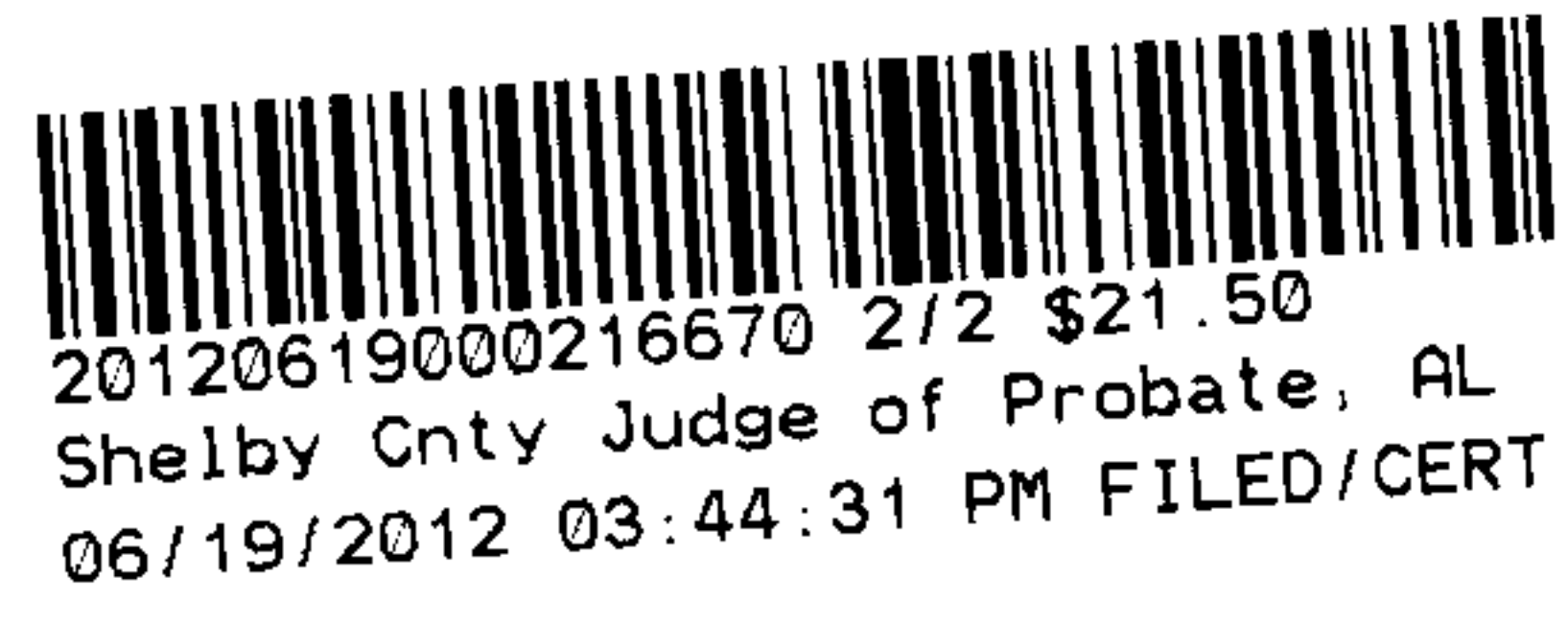
Notary Public

My Commission Expires: 04/17/12
[Seal]

Exhibit A

Lot 52, according to the Survey of Lime Creek at Chelsea Preserve, Subdivision 1, as recorded in Map Book 32, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama

Property Address: 344 Lime Creek Circle, Chelsea, AL 35043



Shelby County, AL 06/19/2012
State of Alabama
Deed Tax:\$5.50

Property Address: 344 Lime Creek Circle, Chelsea, AL 35043

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CG LD 03/15/2011 rev.

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