

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

Send Tax Notice to:  
JDL Investments, LLC

*P.O. Box 380/74  
Birmingham AL 35238*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty thousand and 00/100 Dollars (\$220,000.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York, as Trustee, for the holders of CWALT, Inc., Alternative Loan Trust 2004-J13 Mortgage Pass-Through Certificates, Series 2004-J13, 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 JDL Investments, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3020 according to the Survey of Riverchase Country Club, 30th Addition as recorded in Map Book 13, Page 88, Shelby County, Alabama Records.

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. Riparian Right for Lake.
4. Declaration of Protective Covenants, Agreements, Easement, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at page 436 and amended in Misc. Book 17, Page 550; Misc. Book 34, Page 549 and Real Volume 291, Page 67.
5. Restrictions as set forth in deed from the Harbert-Equitable Joint Venture recorded in Instrument No. 1995-14361.
6. Restrictions or covenants recorded in Real 246, Page 889.
7. Right of way in favor of Alabama Power Company recorded in Real 273, Page 215; Volume 113, Page 279; Volume 123, Page 173; Volume 143, Page 407 and Volume 219, Page 604.
8. Mineral and mining rights and rights incident thereto recorded in Volume 7, Page 375; Volume 230, Page 53; Volume 155, Page 52 and Volume 127, Page 140.
9. Restrictions regarding Alabama Power Company recorded in Real 298, Page 888.
10. Agreement with Alabama Power Company recorded in Real 298, Page 915.
11. Restrictions as shown on recorded plat.
12. 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. 20120312000085500, 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.

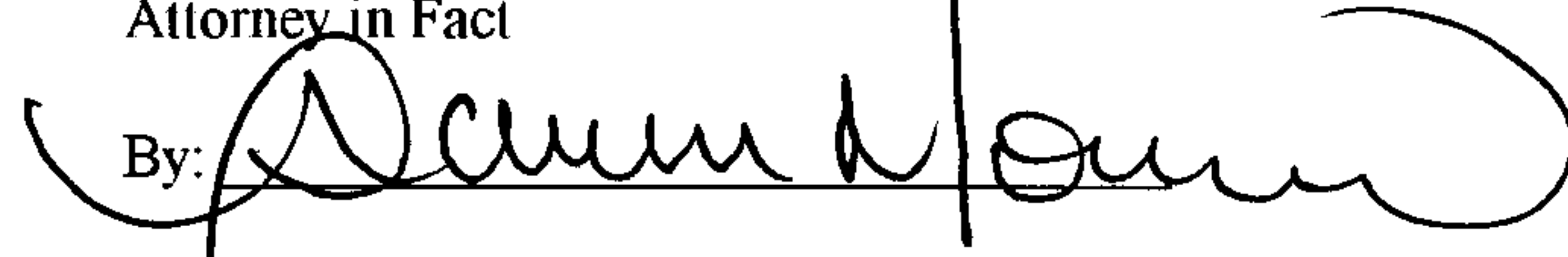
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the \_\_\_\_\_ day of June, 2012.



Shelby County, AL 07/17/2012  
State of Alabama  
Deed Tax: \$220.00

The Bank of New York Mellon FKA The Bank of New York, as  
Trustee, for the holders of CWALT, Inc., Alternative Loan Trust 2004-  
J13 Mortgage Pass-Through Certificates, Series 2004-J13  
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 Frances Moreno, Assistant Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
\_\_\_\_\_, whose name as \_\_\_\_\_ 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 holders of  
CWALT, Inc., Alternative Loan Trust 2004-J13 Mortgage Pass-Through Certificates, Series 2004-J13, 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 \_\_\_\_\_ day of June, 2012.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2012-000638



20120717000255620 2/3 \$243.00  
Shelby Cnty Judge of Probate, AL  
07/17/2012 12:27:15 PM FILED/CERT



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On July 3, 2012 before me, Doreen Korven, Notary Public,  
(Here insert name and title of the officer)

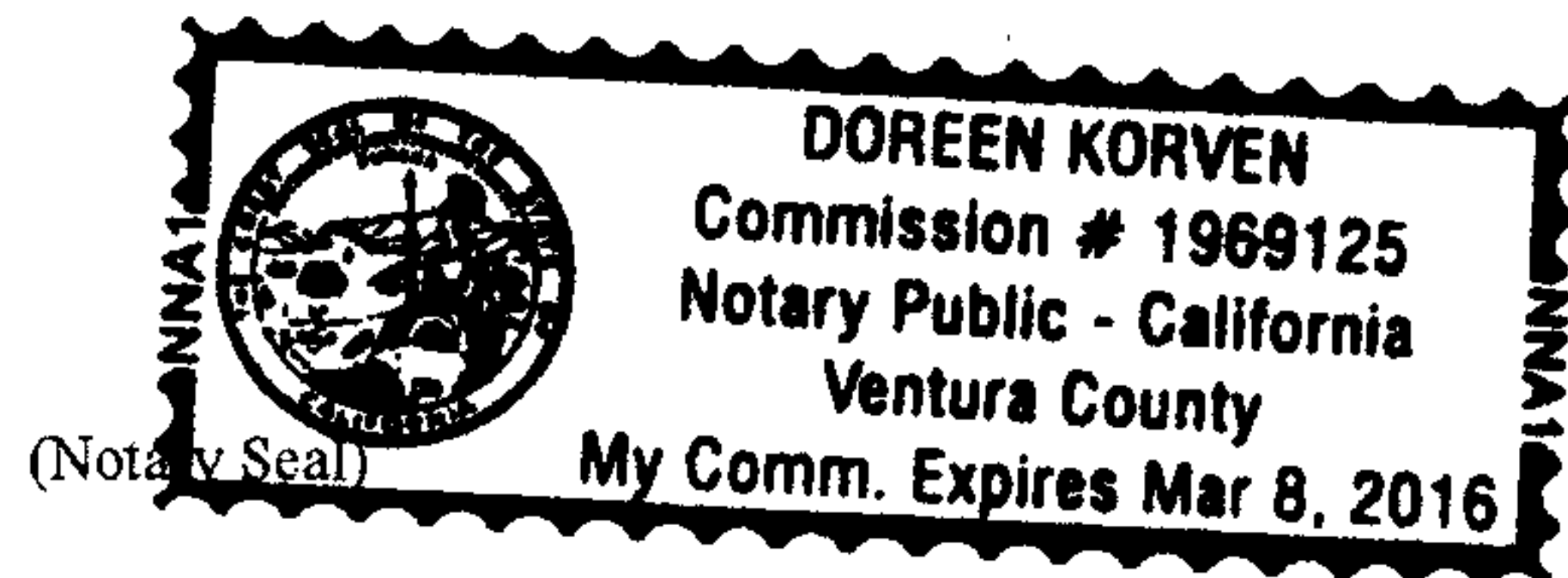
personally appeared Frances Moreno

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.

Signature of Notary Public



## 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 2 Document Date 07/03/2012

4050 Water Willow Lane

(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

