

SPECIAL WARRANTY DEED			
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$106,000.00			
SOURCE OF TITLE: Inst. _____ BOOK: <u>2012022600041020</u> PAGE: _____		THIS INSTRUMENT WAS PREPARED BY William T. Schill, Esq. 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050	
126390AL			
ADDRESS NEW OWNER(S) AS FOLLOWS: James Caleb Burnett		SEND TAX BILLS TO: James Caleb Burnett	MAP-PARCEL NUMBERS 22 7 35 2 009 015.000
(NAME) 189 Waterford Highlands Trail		(NAME) 189 Waterford Highlands Trail	
(ADDRESS)		(ADDRESS)	
Calera (CITY)	AL (STATE)	35040 (ZIP)	Calera AL 35040 (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 FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-SD3**, said grantor does hereby grant, bargain, sell, and convey unto **James Caleb Burnett**, 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.

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

189 Waterford Highlands Trail

Calera


35040

(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 **James Caleb Burnett**, and his/her/their assigns, forever.

Said **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-SD3**, 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.

EXHIBIT "A"


20120801000280980 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
08/01/2012 03:02:08 PM FILED/CERT

Situated in Shelby County, Alabama, to-wit:

Lot 492, According to the Survey of Waterford Highlands, Sector 3, Phase 2, as recorded in Map Book 32, Page 136, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-SD3, by Foreclosure Deed from Melvin Cowan, Auctioneer, dated January 12, 2012, and recorded February 20, 2012, in Instrument No. 20120220000061020, said Probate Court, Shelby County, Alabama.



20120801000280980 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
08/01/2012 03:02:08 PM FILED/CERT

IN WITNESS WHEREOF, the said **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-SD3**, has executed this deed this 15 day of JUNE, 20 12.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-SD3

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: **BARBARA NIX, AVP**

Title:

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared BARBARA NIX, 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 FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-SD3**, 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 LR201007, Page 8442, or in Instrument Number 2018382600094748 of record in Registers Office for **Shelby County, Alabama**.

Witness my hand and Notarial Seal this 15 day of JUNE, 20 12.



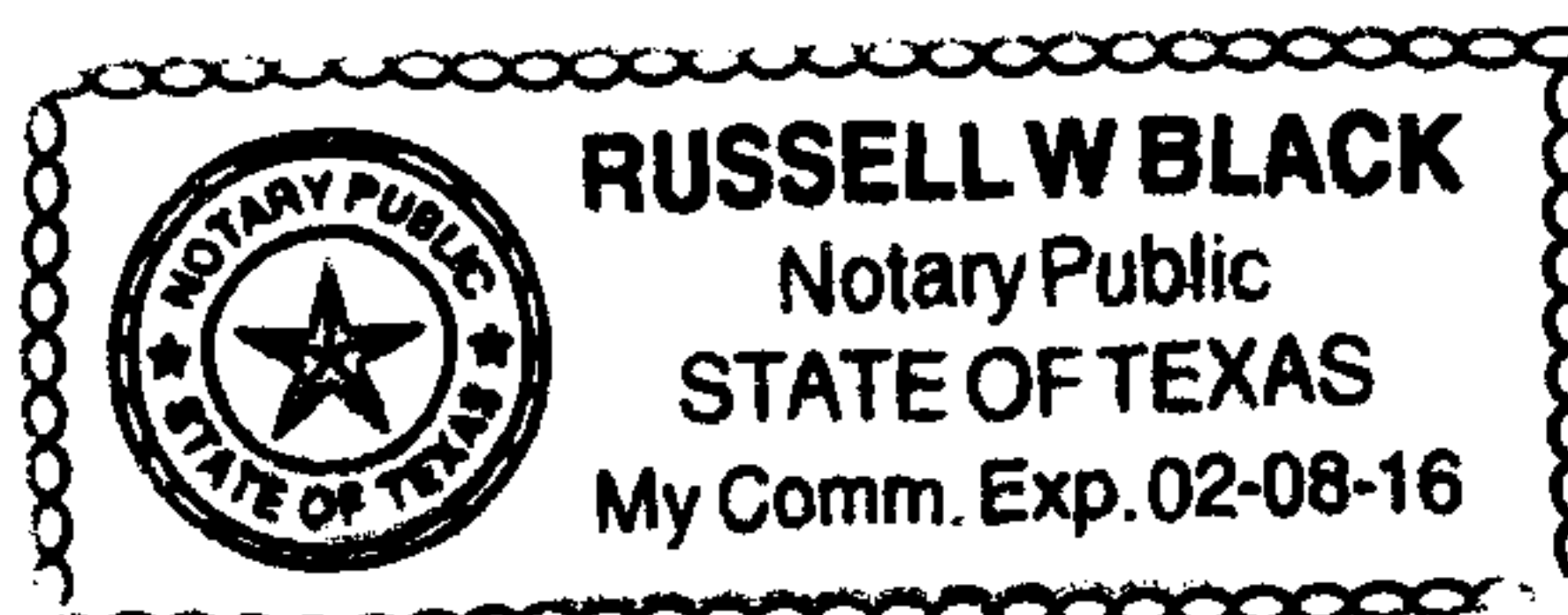
RUSSELL W BLACK

Notary Public

My Commission expires: 2/8/16

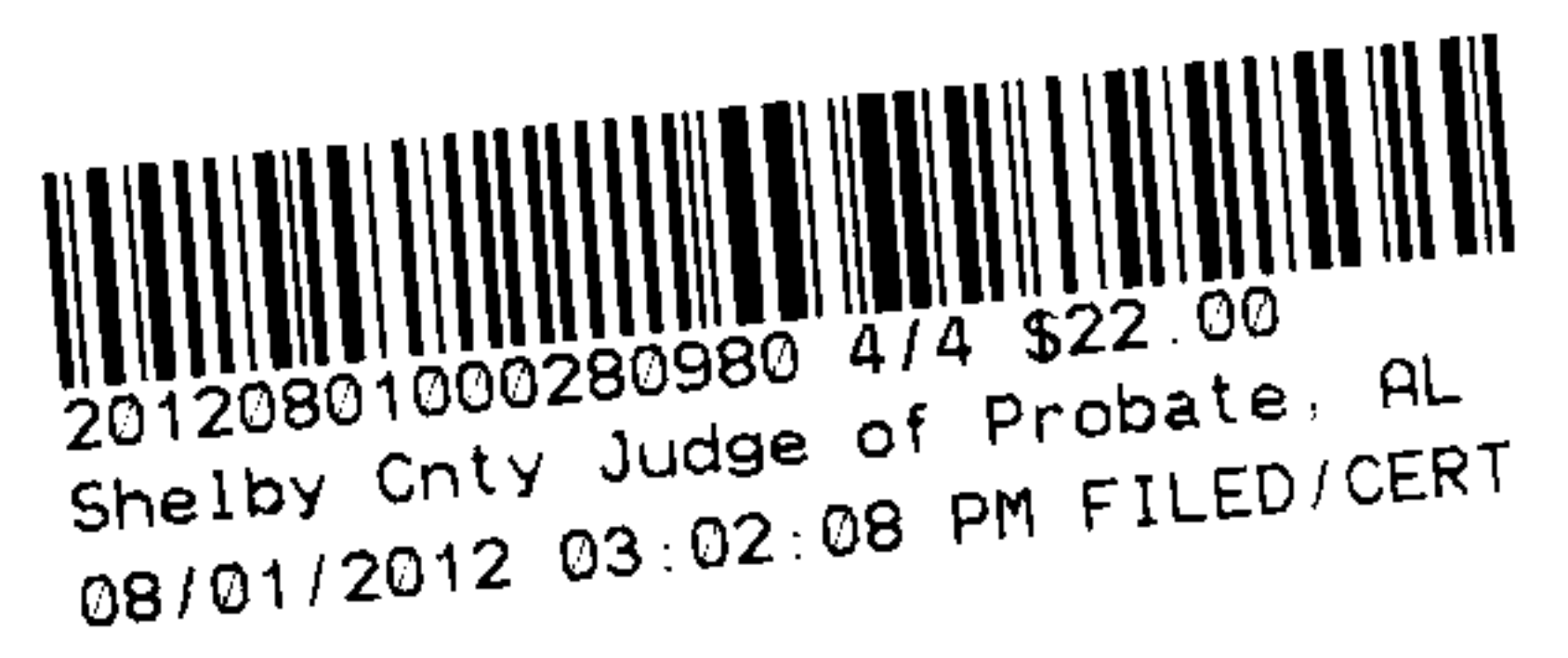
RETURN TO:

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



126390AL

**Property: 189 Waterford Highlands
Trail, Calera, AL 35040**



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-SD3	Grantee's Name	James Caleb Burnett
Mailing Address	11870 Pierce Street, Suite 180 Riverside CA 92505	Mailing Address	189 Waterford Highlands Trail Calera, AL 35040
Property Address	189 Waterford Highlands Trail Calera, AL 35040	Date of Sale	
		Total Purchase Price	\$106,000.00
		Or	
		Actual value	\$
		Or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the propert, both real and personal being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	7/31/12	Print	Resource Title National Agency, Inc
<input checked="" type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one