

20120808000291010 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/08/2012 10:10:47 AM FILED/CERT

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

Send Tax Notice to:
Clinton P. Neville
Amanda J. Neville
204 Cedar Grove Pkwy
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-three thousand and 00/100 Dollars (\$183,000.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, for CWABS, Inc. Asset-Backed Certificates, Series 2006-3, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Clinton P. Neville, and Amanda J. Neville, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 9, as recorded in Map Book 34, Page 96, 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 Grantees herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Restrictions and Easement to Alabama Power Company recorded in Instrument 20050204000058170, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Instrument 20050209000064440, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Right of way to Shelby County, recorded in Deed Book 280, Page 336 and Deed Book 280, Page 340, in the Probate Office of Shelby County, Alabama.
7. Rights conveyed to Board of Revenue recorded in Deed Book 76, Page 324, in the Probate Office of Shelby County, Alabama.
8. Easement to Southern Natural Gas recorded in Deed Book 90, Page 445 and Deed Book 90, Page 333, in the Probate Office of Shelby County, Alabama.
9. Subdivision restrictions as shown on recorded plat in Map Book 34, Page 96 provided for Construction of Single Family Residences only.
10. 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 Inst. No. 20110630000189900, in the Probate Office of Shelby County, Alabama.

\$ 186,934.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the _____ day of May, 2012.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, for
CWABS, Inc. Asset-Backed Certificates, Series 2006-3
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

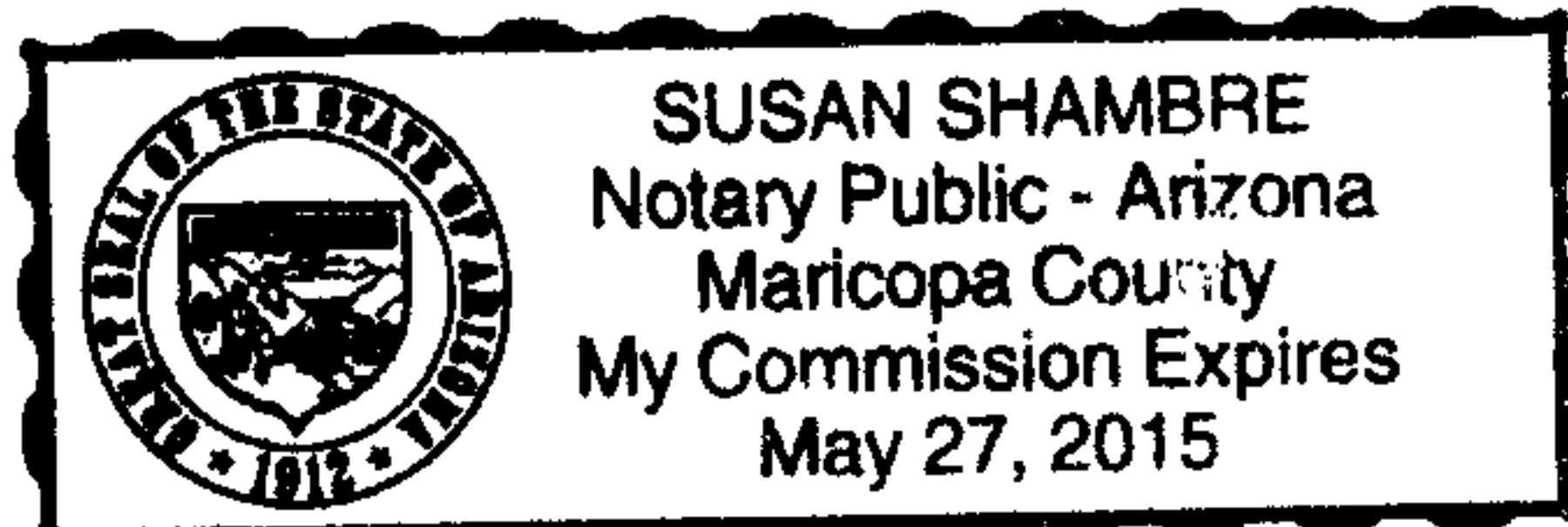
By: 

Its Jessica Yetton, AVP


STATE OF Arizona
COUNTY OF Maricopa


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Yetton,
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 CWABS, Inc. Asset-Backed Certificates, Series 2006-3, 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 15th day of May, 2012.



2011-002798


NOTARY PUBLIC Susan Shambre
My Commission expires: 5/27/2015
AFFIX SEAL


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name BANK OF NEW YORK MELLON
Mailing Address F/K/A BANK OF NEW YORK
2375 N. GLENVILLE DRIVE
RICHARDSON, TX 75082

Grantee's Name CLINTON P & AMANDA J. NEVILLE
Mailing Address 204 CEDAR GROVE PARKWAY
ALABASTER, AL
35007


Property Address 204 CEDAR GROVE PKWY
ALABASTER, AL
35007

Date of Sale 8/3/12
Total Purchase Price \$ 183,000.00
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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


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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 property, 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 8/6/12

Print KALCOON S. MCLEOD, ATTY.

☐ Unattested

Judith A. Greene
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14

Form RT-1