



20120926000367340 1/3 \$167.00
Shelby Cnty Judge of Probate, AL
09/26/2012 12:24:20 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-120900258S

Send Property Tax Notice to:

1081 Inverness Cove Way
Birmingham, AL 35242

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 Forty Nine Thousand and 00/100 Dollars (\$149,000.00) cash in hand paid to

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass Through Certificates, Series 2006-15CB

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

Joshua Wagnaar

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 20B, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove, Phase 1, Resurvey No. 2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama.

Property Address: 1081 Inverness Cove Way, Birmingham, AL 35242

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.

Source of Title: Instrument #20110811000235600

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

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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.

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

Property Address: 1081 Inverness Cove Way, Birmingham, AL 35242

AL_SpecialWarrantyDeed.rdw

BRR-120900258S

Shelby County, AL 09/26/2012
State of Alabama
Deed Tax: \$149.00



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IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass Through Certificates, Series 2006-15CB, has caused these present to be executed in its name and on its behalf as aforesaid, on this 17 day of September, 2012.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass Through Certificates, Series 2006-15CB

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: Bobbi G Laughlin (Name)

Its: Asst. Vice President (Title)

For Bank of America, NA

~~Attorney in Fact~~

State of Texas

County of Collin

I, William Owens, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Bobbi G Laughlin,
Asst. Vice President of

Bank Of America, NA, whose name as Attorney-in-Fact for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-15CB, Mortgage Pass Through Certificates, Series 2006-15CB, 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 17 day of September, 2012.

William Owens
Notary Public

My Commission Expires: _____

[Seal]

Reference:

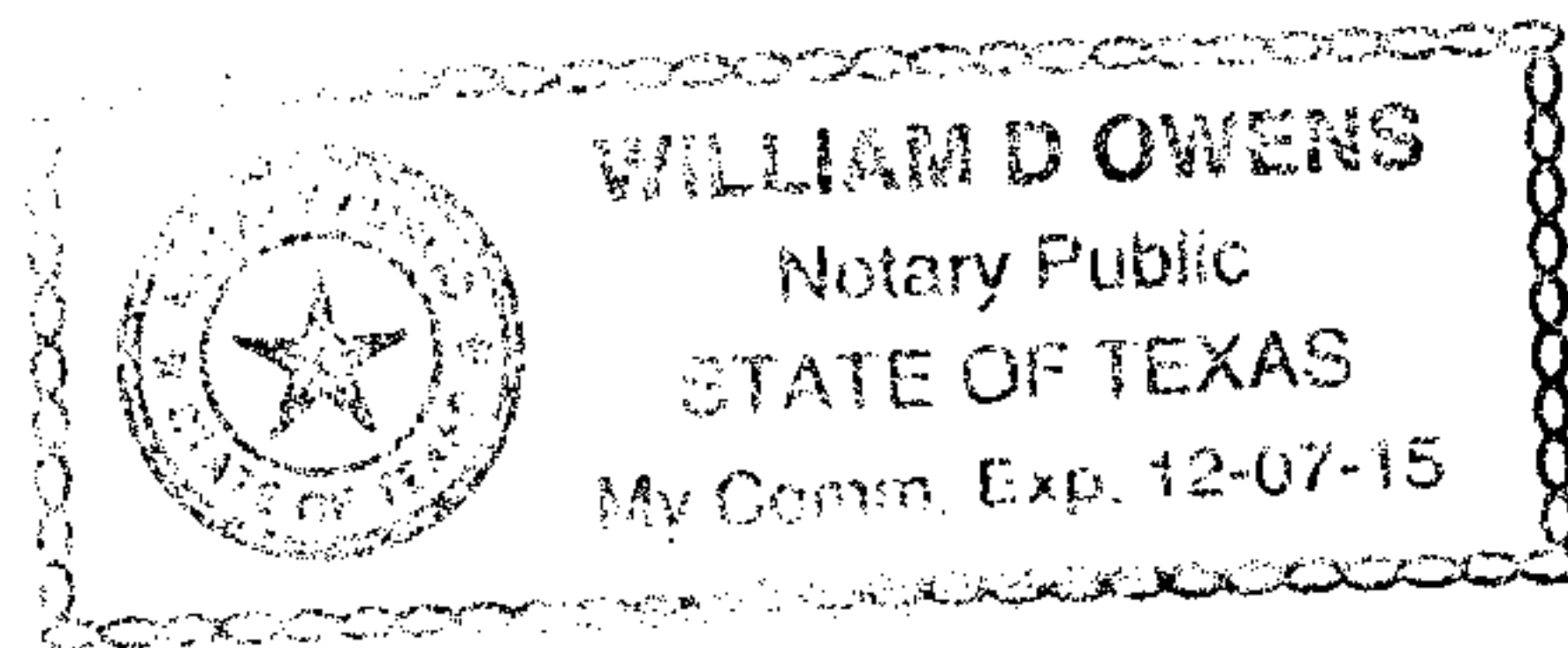
1081 Inverness Cove Way

Birmingham, AL, 35242

Servicer Loan #:125320813

Property Address: 1081 Inverness Cove Way, Birmingham, AL 35242

AL_SpecialWarrantyDeed.rdw



BRR-120900258S

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

The Bank of New York Mellon /f/k/n The Bank
of New York, as Trustee for the
Certificateholders C/WALT, Inc. Alternative
Loan Trust 2006-15CB, Mortgage Pass
Through Certificates, Series 2006-15CB
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 400 National Way

Grantee's Name Joshua Wagner
Mailing Address 1522 Brookhoff Circle
Marlette GA 30062

Property Address

1081 Inverness Core way
Birmingham, AL
35242

Date of Sale

9-28-12 subject to change

Total Purchase Price \$

149K

or

Actual Value

\$

1

or

Assessor's Market Value \$

1

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

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 9/17/12

Print

Bobby Ray McNeil

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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