


SPECIAL WARRANTY DEED					
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$93,300.00					
SOURCE OF TITLE: Deed 2011026000319520 BOOK: _____ PAGE: _____		THIS INSTRUMENT WAS PREPARED BY William T. Schill, Esq. 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050		 20120927000369890 1/4 \$22.00 Shelby Cnty Judge of Probate, AL 09/27/2012 03:03:46 PM FILED/CERT	
126320AL					
ADDRESS NEW OWNER(S) AS FOLLOWS:  Melissa D. Vaughan		SEND TAX BILLS TO:  Melissa D. Vaughan		MAP-PARCEL NUMBERS 28-4-17-1-003-057.000	
(NAME) 185 Addison Drive		(NAME) 185 Addison Drive			
(ADDRESS)		(ADDRESS)			
Calera (CITY)	AL (STATE)	35040 (ZIP)	Calera (CITY)	AL (STATE)	35040 (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 f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16**, said grantor does hereby grant, bargain, sell, and convey unto **Melissa D. Vaughan**, 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	<input type="checkbox"/>				
This is	<input checked="" type="checkbox"/>	property, known as	185 Addison Drive	Calera	35040
improved			(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 **Melissa D. Vaughan**, and his/her/their assigns, forever.

Said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16**, 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.

IN WITNESS WHEREOF, the said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16**, has executed this deed this 13th day of August, 2012.

**The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16**

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: Eric Sims Sr, Asst VP

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 Eric Sims Sr, Asst VP, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst VP 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 f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16**, 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 —, Page —, or in Instrument Number 2012032800010690 of record in Registers Office for **Shelby County, Alabama**.

Witness my hand and Notarial Seal this 13th day of August, 2012.

Rocio Iniguez Fellows

Notary Public

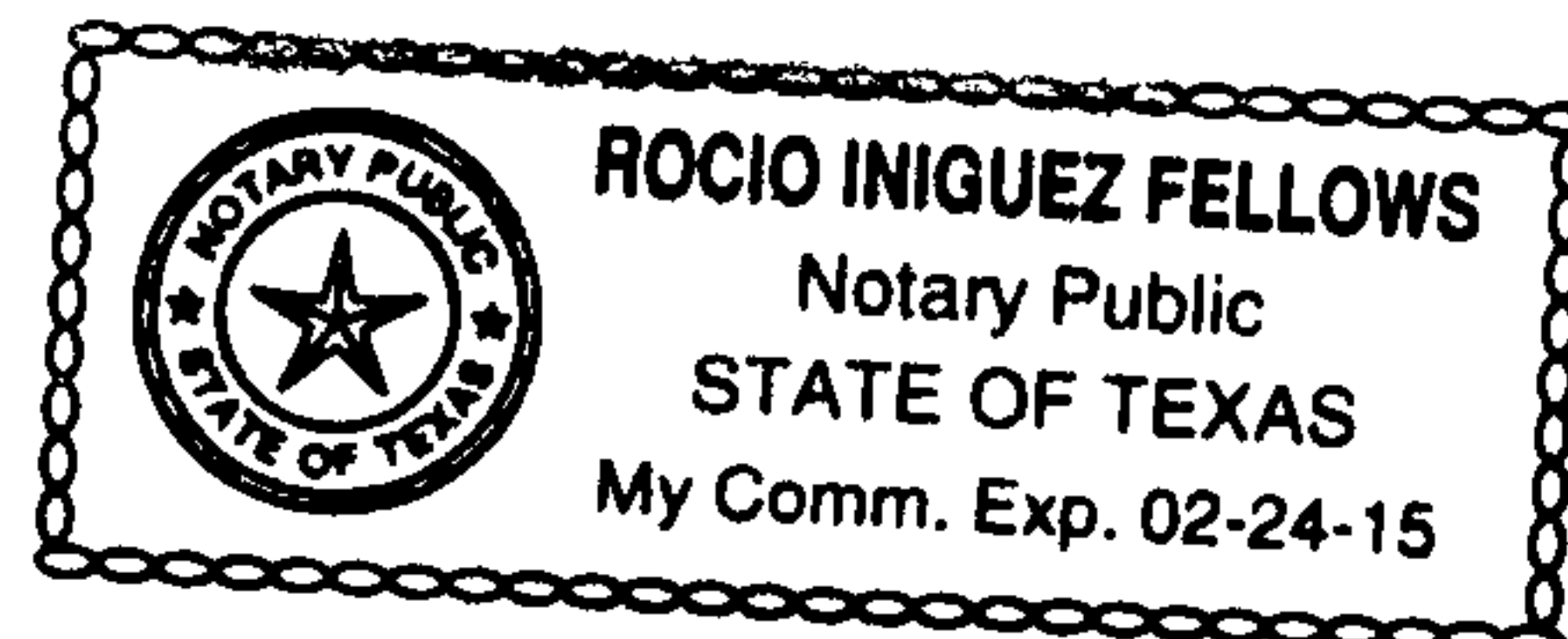
My Commission expires: 02/24/2015

RETURN TO:


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

126320AL

**Property: 185 Addison Drive, Calera,  
AL 35040**



**EXHIBIT "A"**

  
20120927000369890 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
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**Situated in Shelby County, Alabama, to-wit:**

**Lot 210, according to the Survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.**

**Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16, by Foreclosure Deed, from Corvin Auctioneering, Inc., Michael Corvin, member, dated October 6, 2011 and recorded October 26, 2011, in Instrument No. 20111026000319520, said Probate Court, Shelby County, Alabama.**



**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 f/k/a The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-16	Grantee's Name	Melissa D. Vaughan
Mailing Address		Mailing Address	<u>185 Addison Drive</u> <u>Calera AL 35040</u>
Property Address	185 Addison Drive Calera, AL 35040	Date of Sale	<u>8-13-12</u>
		Total Purchase Price	<u>\$93,300.00</u>
		Or	
		Actual value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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

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


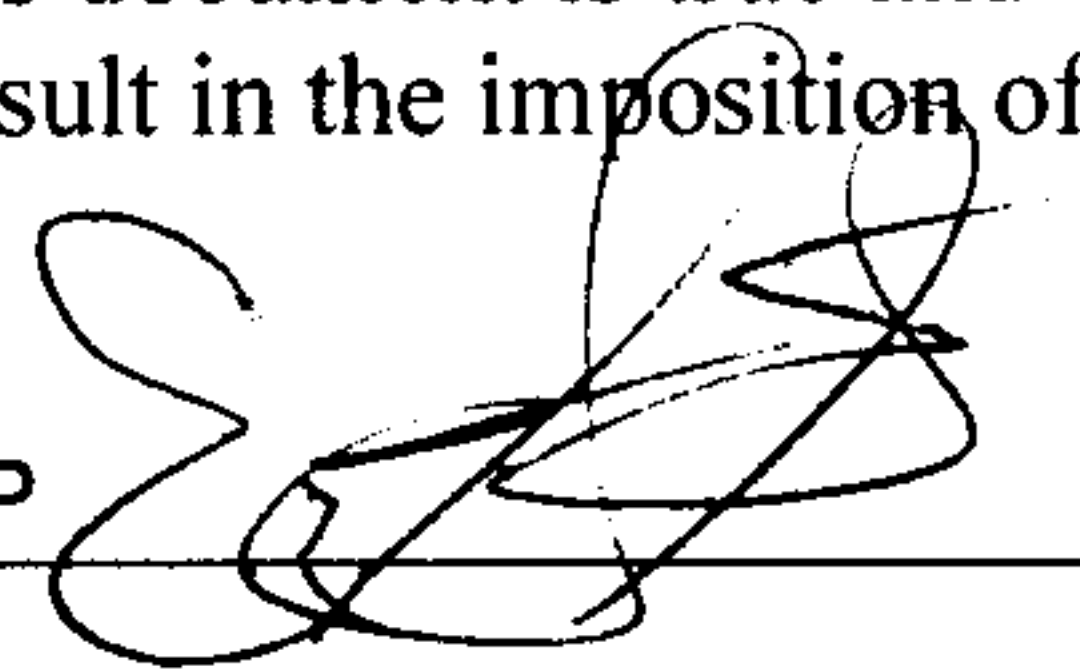
Date of Sale - the date on which interest to the property was conveyed.


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	<u>08/13/2012</u>	Print	<u>Eric Sims Sr, Asst VP</u>
Unattested		Sign	
	(verified by) Anibal Rivera		((Grantor/Grantee/Owner/Agent) circle one)

  
20120927000369890 4/4 \$22.00  
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