

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

Send Tax Notice to:  
Yellowhammer Investments, LLC

P.O. Box 130296  
Birmingham AL 35213

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-two thousand and 00/100 Dollars (\$72,000.00) to the undersigned, 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 2007-6, 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 Yellowhammer Investments, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

✓ Lot 55, according to the Survey of Hamlet, 7th Sector, as recorded in Map Book 9, Page 120, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 10/08/2012  
State of Alabama  
Deed Tax: \$72.00

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. Easements, restrictions and setback lines as shown on recorded plat.
4. 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. 20110223000061900, 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.

\*2011-001013\* \*SWD\*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
26th day of September, 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 2007-6  
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 CINDY TON, ASSISTANT VICE PRESIDENT

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
CINDY TON, whose name as ASSISTANT VICE PRESIDENT 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 the Certificate Holders, CWABS, Inc., Asset-Backed  
Certificates Series 2007-6, 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.

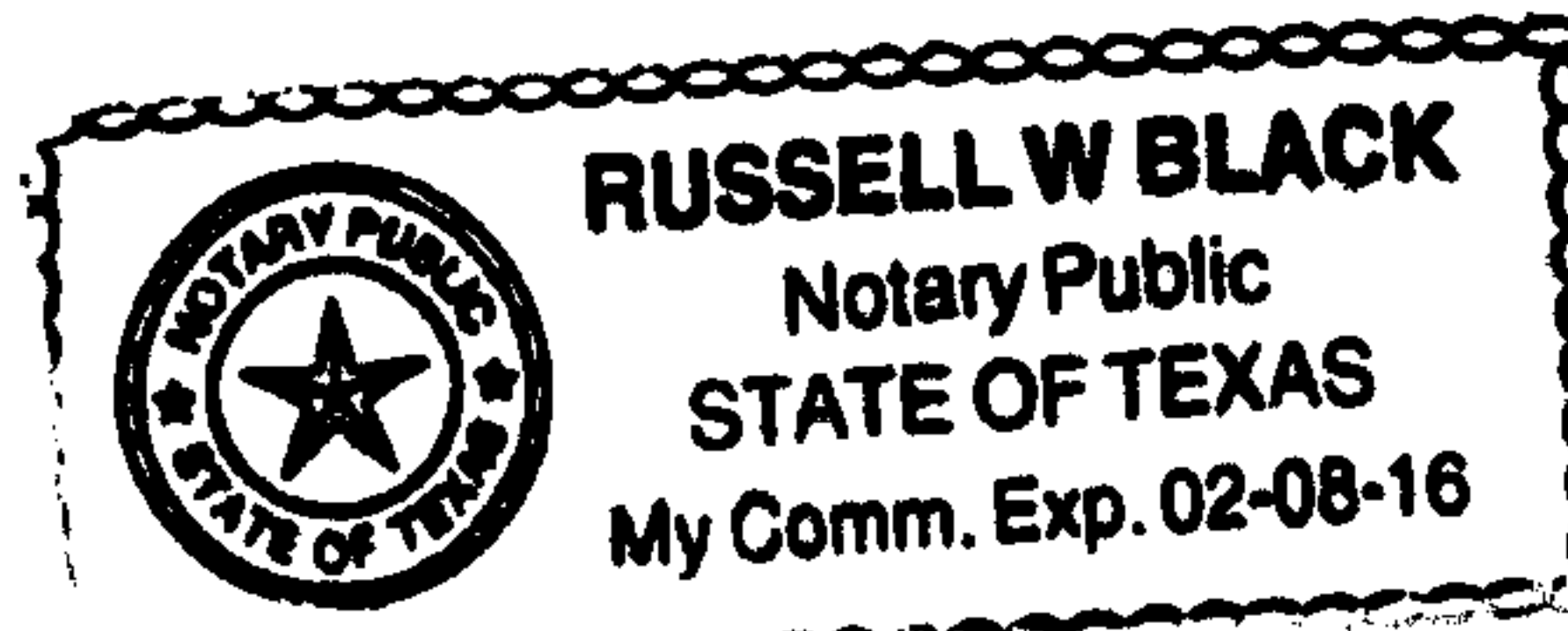
Given under my hand and official seal, this the 26TH day of September, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: 02/08/16

AFFIX SEAL

2011-001013



20121008000385000 2/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
10/08/2012 12:52:55 PM FILED/CERT



# 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 2007-6  
Mailing Address 2375 N Glenville Drive, Mail Code  
TX2-938-01-01  
Richardson, TX 75082

Grantee's Name Yellowhammer Investments, LLC

Mailing Address PO Box 130296  
BIRMINGHAM, AL 35213

Property Address 925 7th Avenue NW  
Alabaster, AL 35007

Date of Sale 10/4/2012  
Total Purchase Price \$72,000.00

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 \_\_\_\_\_

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 10/4/2012

☐ Unattested

\_\_\_\_\_  
(verified by)

Print Samuel B. Scia MEMBER

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20121008000385000 3/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
10/08/2012 12:52:55 PM FILED/CERT