

20121127000452360 1/3 \$132.50  
Shelby Cnty Judge of Probate, AL  
11/27/2012 11:28:55 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:  
Stan B. Levine, Jr.  
Marynell Levine

*1161 Lake Forest Cir.  
Hoover AL 35244*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred ten thousand two hundred sixty-eight and 00/100 Dollars (\$110,268.00) to the undersigned, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-75CB, Mortgage Pass-through Certificates, Series 2005-75CB, 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 Stan B. Levine, Jr., and Marynell Levine, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 210, according to the final plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 102 page 202; Deed Book 108 page 337; Deed Book 103 page 55; Deed Book 187 page 53; Deed Book 187 page 61 and Deed Book 102 page 200.
4. Mineral and mining rights as recorded in Real 93 page 861; Vol 258 page 811; Vol. 275 page 41; Vol. 291 page 887; Deed Book 119 page 83; Vol. 224 page 517; Vol 245 page 600; Vol 245 page 602; Vol 245 page 604 and Real 116 page 797. Restrictions as shown on recorded plat.
5. 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 Instrument Number 20120817000304600, 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 Grantees, their heirs and assigns, forever.

\*2012-002281\* \*SWD\*

Shelby County, AL 11/27/2012  
State of Alabama  
Deed Tax: \$110.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
15th day of November, 2012.

The Bank of New York Mellon fka The Bank of New  
York, as Trustee for the Certificateholders of CWALT,  
Inc., Alternative Loan Trust 2005-75CB, Mortgage Pass-  
through Certificates, Series 2005-75CB  
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 Alecia Bryant, Asst 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  
Alecia Bryant, whose name as Asst 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 fka The Bank  
of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust  
2005-75CB, Mortgage Pass-through Certificates, Series 2005-75CB, 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 November, 2012.

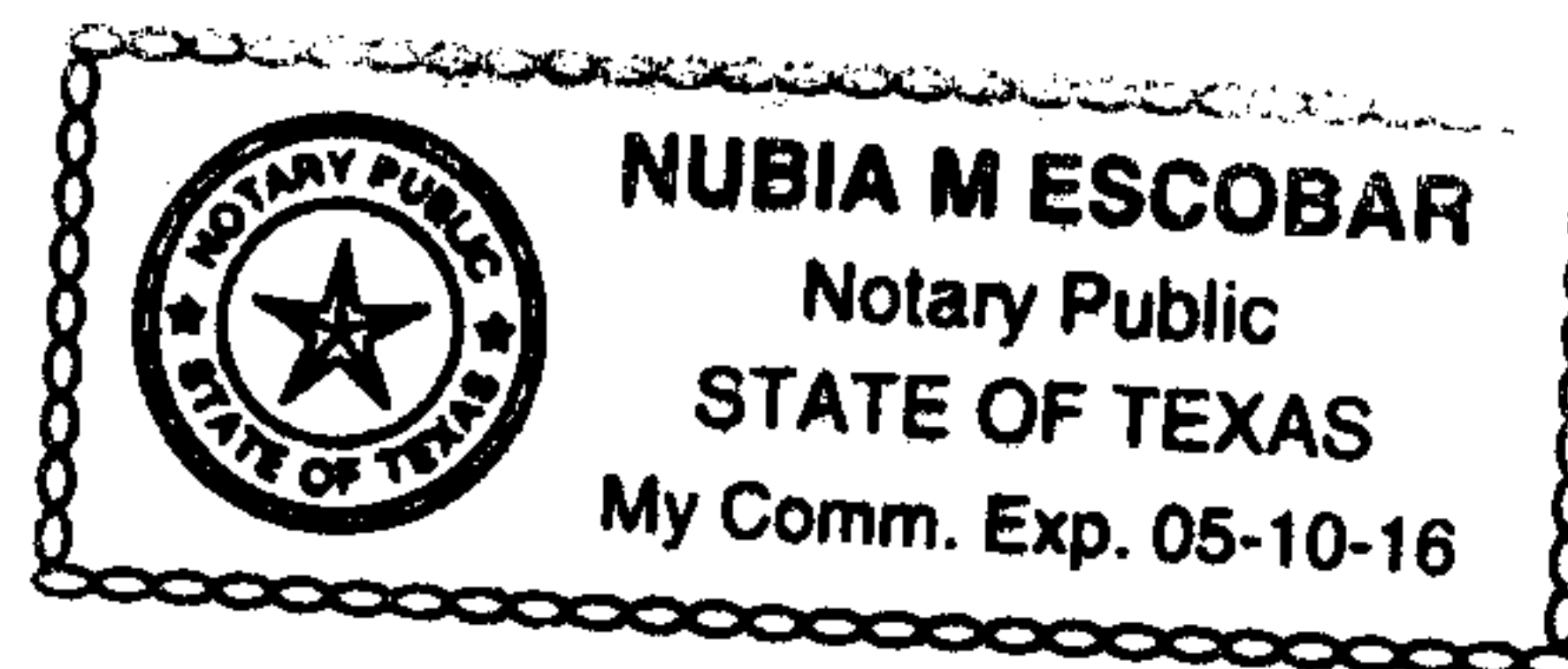


NOTARY PUBLIC

My Commission expires: 05-10-16

AFFIX SEAL

2012-002281



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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 The Bank of New York Mellon fka  
The Bank of New York, as Trustee  
for the Certificateholders of  
CWALT, Inc., Alternative Loan  
Trust 2005-75CB, Mortgage Pass-  
through Certificates, Series 2005-  
75CB

Mailing Address 2375 N Glenville Drive, Mail Code:  
TX2-983-01-01, Richardson, TX  
75082

Property Address 240 High Ridge Dr  
Pelham, AL 35124

Grantee's Name Stan B. Levine, Jr., Marynell  
Levine

Mailing Address 11601 Lake Forest Cir  
Hoover, AL 35894

Date of Sale 11/16/2012  
Total Purchase Price \$110,268.00

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 11/16/2012

☐ Unattested

Print Marynell Levine

Sign Marynell Levine  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1