

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

Send Property Tax Notice to:

100 Sunset Lake Dr  
Chelsea AL 35043

### 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 Five Thousand and 00/100 Dollars (\$145,000.00) cash in hand paid to

**The Bank of New York Melon fka The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-7**

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

**Mark C. Pigford and Wendy Adams-Pigford, as Joints Tenants With Rights of Survivorship** (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

**See Exhibit "A" attached hereto and incorporated herein**

Source of Title: Instrument 20111104000331380

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

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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.

137,750.00 of the consideration was paid from the proceeds of a first mortgage and for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, The Bank of New York Melon fka The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-7, has caused these present to be executed in its name and on its behalf as aforesaid, on this 30th day of October, 2012.

Shelby County, AL 12/05/2012  
State of Alabama  
Deed Tax: \$7.50

**The Bank of New York Melon fka The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-7**  
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: [Signature] (Name)

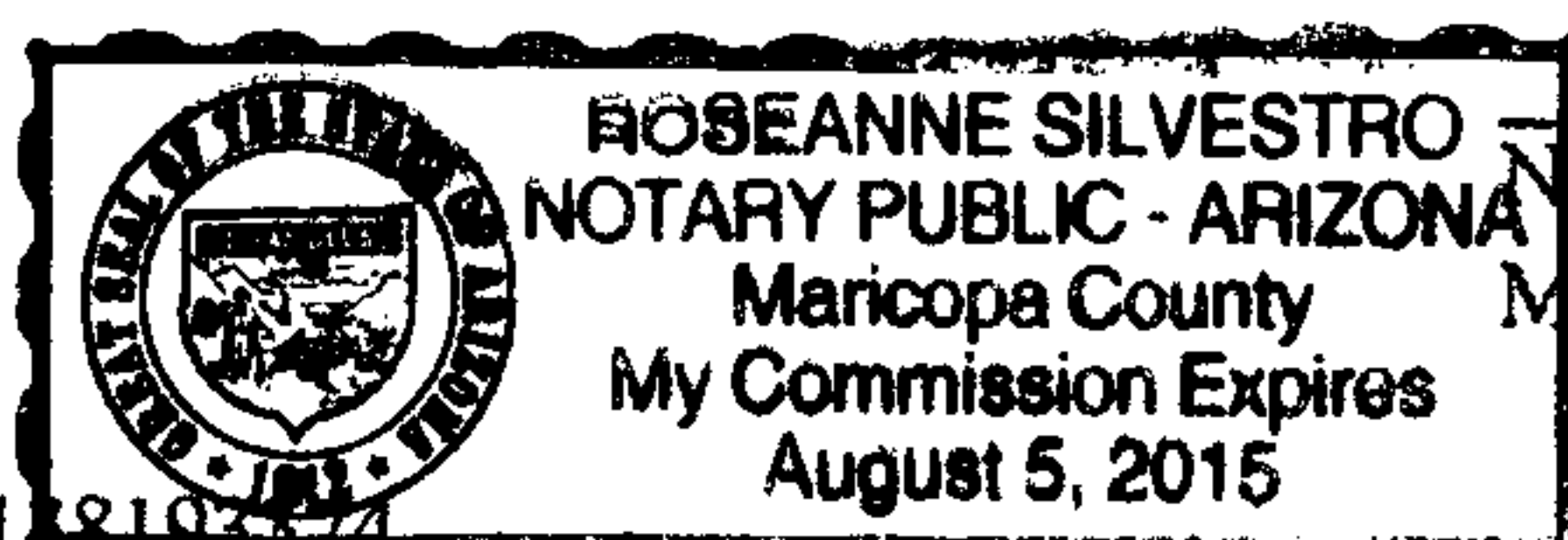
Its: Brian Tantillo, AVP (Title)

For Bank of America  
Attorney in Fact

State of AZ  
County of Maricopa

I, Roseanne Silvestro, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Brian Tantillo, AVP of Bank of America, NA, whose name as Attorney-in-Fact for The Bank of New York Melon fka The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-7, 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 30th day of October, 2012.



Notary Public Roseanne Silvestro  
My Commission Expires: 08-05-2015  
[Seal]

Servicer Loan #: 12810721

**Exhibit A**

Lot 1, according to the Survey of Final Plat of Sunset Lake, Phase 1, as recorded in Map Book 29, Page 68, Shelby County, Alabama Records.

Property Address: 100 Sunset Lake Drive, Chelsea, Alabama 35043



20121205000465270 2/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
12/05/2012 12:37:03 PM FILED/CERT

Property Address: 100 Sunset Lake Drive, Chelsea, AL35043

AL\_SpecialWarrantyDeed\_JT\_lpg.rdw  
CG LD 03/15/2011 rev.

10/17/12 @ 10:46 AM

# 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 NY Mellon  
Mailing Address RA The Bank of NY  
101 Barclay St  
New York, NY 10286

Grantee's Name Mark Pigford  
Mailing Address 100 Sunset Lake Dr  
Chelsea, AL 35043

Property Address 100 Sunset Lake Dr  
Chelsea, AL 35043

Date of Sale 11-19-2012  
Total Purchase Price \$ 145,000.00

or  
Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20121205000465270 3/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
12/05/2012 12:37:03 PM FILED/CERT

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 \_\_\_\_\_

Print

Cynthia H Gray

Unattested \_\_\_\_\_

Sign

Cynthia H Gray

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

for Land Castle Title Form RT-1