

20121206000466560 1/4 \$46.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:28:42 AM FILED/CERT

SPECIAL WARRANTY DEED					
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$22,000.00					
SOURCE OF TITLE:		THIS INSTRUMENT WAS PREPARED BY			
BOOK: <u>20120423000139690</u>		William T. Schill, Esq.			
PAGE: <u> </u>		7100 E. Pleasant Valley Road			
		Suite 100			
		Independence, OH 44131			
		216-520-0050			
126263AL					
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS	
George H. Clarke and Jane S. Clarke		George H. Clarke + Jane S. Clarke		28-4-20-4-001-019.000	
(NAME)		(NAME)			
1851 20th Street		2413 Mag Dr			
(ADDRESS)		(ADDRESS)			
		Linden, AL 36748			
Calera	AL	35040			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(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 FKA The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-2**, said grantor does hereby grant, bargain, sell, and convey unto **George H. Clarke and Jane S. Clarke**, 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 ☐
This is ☒ property, known 1851 20th Street Calera 35040
Improved as
(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 **George H. Clarke and Jane S. Clarke**, and his/her/their assigns, forever.

Said **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-2**, 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.

Shelby County, AL 12/06/2012
State of Alabama
Deed Tax: \$22.00



20121206000466560 2/4 \$46.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:28:42 AM FILED/CERT

EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 3 and the North 50 feet of Lot 4, Calmont Heights, as recorded in Map Book 3, Page 140, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-2, by Foreclosure Deed from Melvin Cowan, dated March 15, 2012 and recorded April 23, 2012, in Instrument No. 20120423000139890, said Probate Court, Shelby County, Alabama.



20121206000466560 3/4 \$46.00
Shelby Cnty Judge of Probate, AL
12/06/2012 09:28:42 AM FILED/CERT

IN WITNESS WHEREOF, the said The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-2, has executed this deed this 14th day of Nov., 2012.

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-2

By: Specialized Loan Servicing, LLC, as Attorney in Fact

Samantha Gramsas
Name:

Samantha Gramsas, Second Asst. Vice President

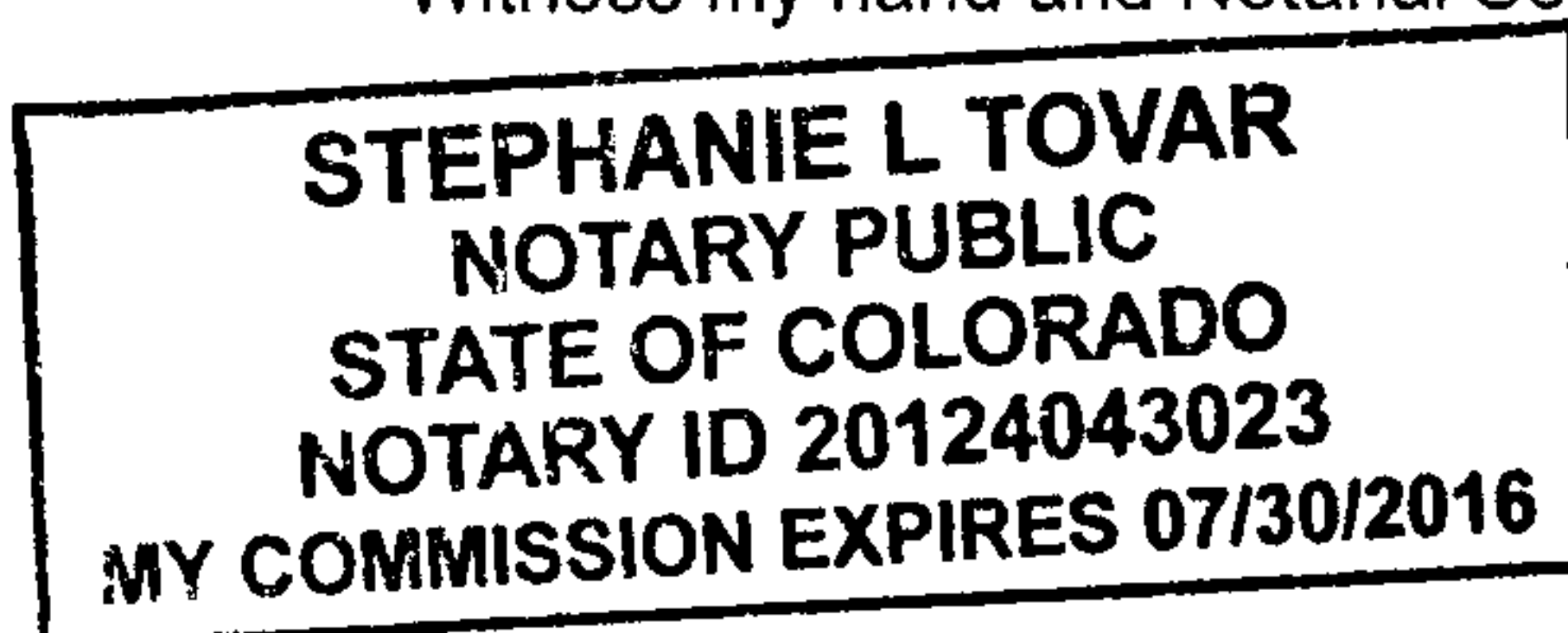
Title: Specialized Loan Servicing L.L.C., Attorney in Fact

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Samantha Gramsas, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the 2nd Asst of Specialized Loan Servicing, LLC, the Attorney-in-Fact of said The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-2, 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 of record in Registers Office for Shelby County, Alabama.

Witness my hand and Notarial Seal this 14th day of November, 2012.



S. Tovar
Notary Public

My Commission expires: 7/30/2016

RETURN TO:

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

* POA to be recorded
with deed

126263AL

Property: 1851 20th Street, Calera,
AL 35040

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 CWABS Inc., Asset-Backed Certificates, Series 2007-2	Grantee's Name	George H. Clarke and Jane S. Clarke
Mailing Address	8742 Wicent Blvd Ste 315 Highlands Ranch CO 80129	Mailing Address	2413 Moq Dr Linden, AL 36748
Property Address	1851 20th Street Calera, AL 35040	Date of Sale	11-14-12
Total Purchase Price		\$22,000.00	
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) (recording of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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 11/14/12
____ Unattested [Signature]
(verified by)

Print _____
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle
Samantha Gramsas, Second Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

