

This instrument was prepared by:

Jeff G. Underwood, Esquire  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Cynthia V. Huesman

3095 Thrasher Lane  
Birmingham AL 35244

STATE OF ALABAMA )

COUNTY OF SHELBY )



20121218000483120 1/3 \$180.50  
Shelby Cnty Judge of Probate, AL  
12/18/2012 10:34:02 AM FILED/CERT

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF One Hundred Fifty-Nine Thousand Four Hundred Twenty-Five And 00/100 (\$159,425.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JP Morgan Chase Bank NA as Trustee for Bear Stearns Asset Backed Securities Trust 2006-3, Asset Backed Certificates, Series 2006-3, by Wells Fargo Bank, N.A., as Attorney in Fact, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto Cynthia V. Huesman (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby State of Alabama.

Lot 1, according to the Survey of Audubon Forest; as recorded in Map Book 8, Page 126, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: In Instrument No. 20110803000225610 of the Public Records of the Judge of Probate of Shelby County, State of Alabama

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

Shelby County, AL 12/18/2012  
State of Alabama  
Deed Tax: \$159.50

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 6<sup>th</sup> day of DECEMBER, 2012.

The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JP Morgan Chase Bank NA as Trustee for Bear Stearns Asset Backed Securities Trust 2006-3, Asset Backed Certificates, Series 2006-3

By Wells Fargo Bank, N.A., as Attorney in Fact

By: *Yvette Blatchford*  
Its Yvette Blatchford

VP Loan Documentation

State of California )

County of San Bernardino )

20121218000483120 2/3 \$180.50  
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On Dec. 6, 2012 before me, Jeremy James Hardwick, Notary Public,  
personally appeared Yvette Blatchford

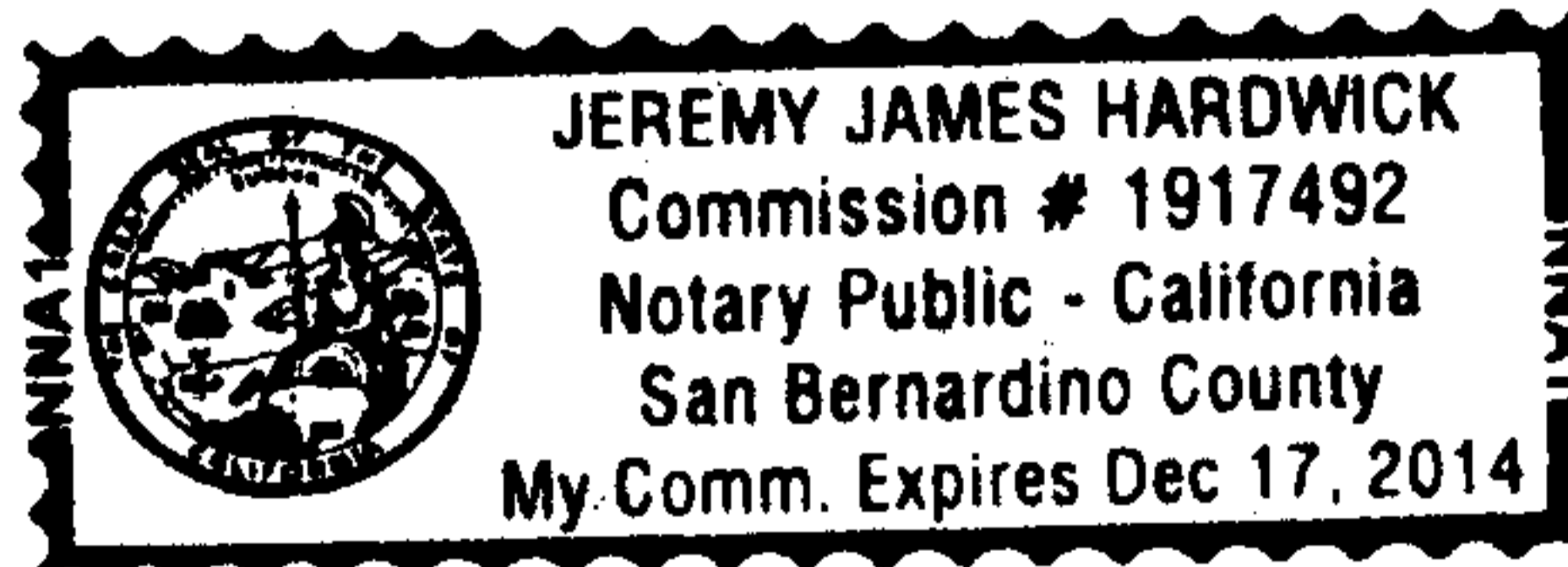
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Jeremy James Hardwick*



(Seal)

# 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  
Successor in interest to JP  
Morgan Chase Bank NA as  
Trustee for Bear Stearns Asset  
Backed Securities Trust 2006-3,  
Asset Backed Certificates, Series  
2006-3

Grantee's Name Cynthia V. Huesman  
3095 Thrasher LN  
Birmingham AL  
35244

Mailing Address 8480 Stagecoach Circle  
Frederick, MD 21701

Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 4795 Sandpiper Lane  
Birmingham, AL 35244

Date of Sale 12/14/2012  
Total Purchase Price \$159,425.00  
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 12/14/2012

☐ Unattested

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

Print Cynthia V. Huesman

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

