



20121221000489720 1/3 \$188.00
Shelby Cnty Judge of Probate, AL
12/21/2012 03:58:46 PM 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:
Carol Rindone

*2072 Eagle Park Lane
Birmingham AL 35242*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-nine thousand nine hundred and 00/100 Dollars (\$169,900.00) to the undersigned, Bank of America, N.A. for the Benefit of U.S. Bank, National Association, as Trustee for the Holders of J.P. Morgan Alternative Loan Trust 2006-A4, Mortgage Pass-Through Certificates, a corporation, (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 Carol Rindone, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-114, according to the Map and Survey of Chelsea Park, 4th Sector as recorded in Map Book 34, Page 147 A and B in the Office of the Judge of Probate 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Inst. 20050203000056190.
4. Easement Agreement between Chelsea Park Investments, Ltd., Chelsea Park, Inc. and Chelsea Park Properties, Ltd., as set forth in Inst. 20040816000457750
5. The Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, as recorded in Inst. 20041014000566950
6. Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector as recorded in Inst. 20050425000195430
7. Restrictions as shown on recorded plat.
8. 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 Book 20120925000365840, 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.

2012-002694 *SWD*

Shelby County, AL 12/21/2012
State of Alabama
Deed Tax: \$170.00

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

Bank of America, N.A. for the Benefit of U.S. Bank,
National Association, as Trustee for the Holders of J.P.
Morgan Alternative Loan Trust 2006-A4, Mortgage Pass-
Through Certificates

By: 

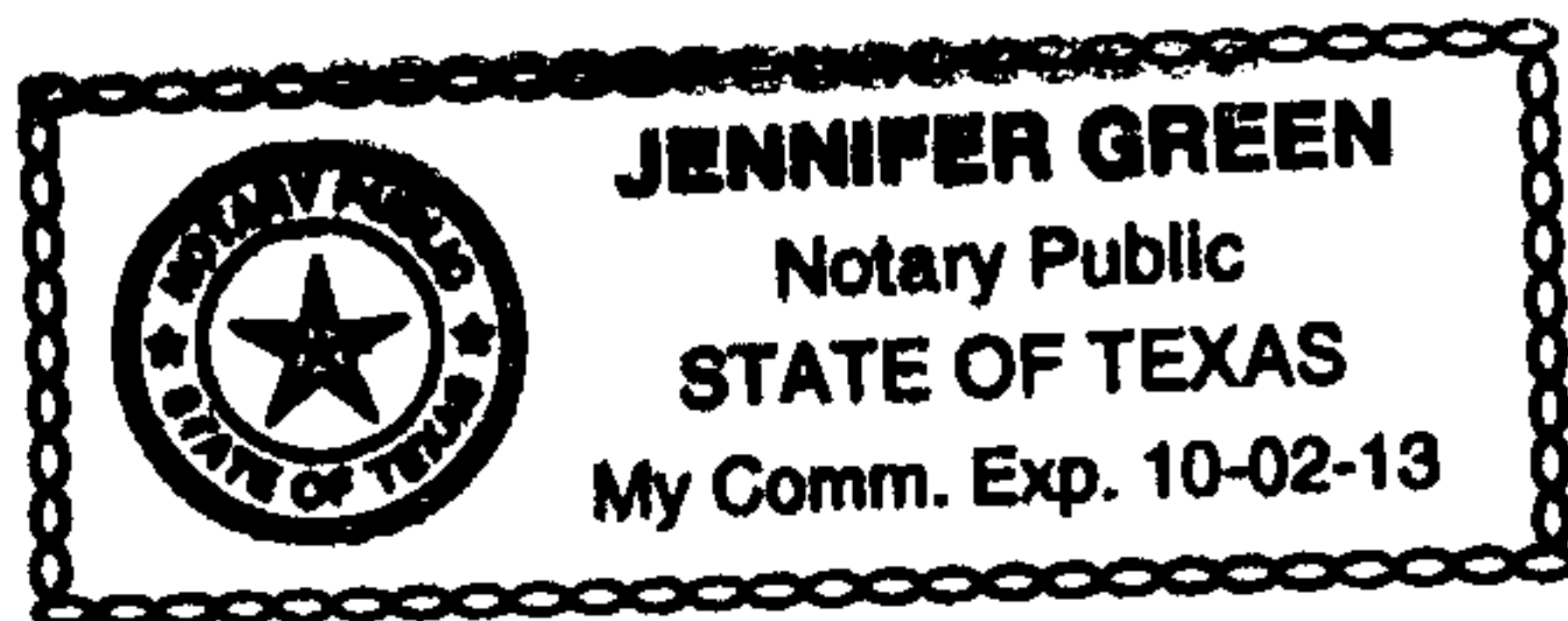
Its Russell Black, AVP

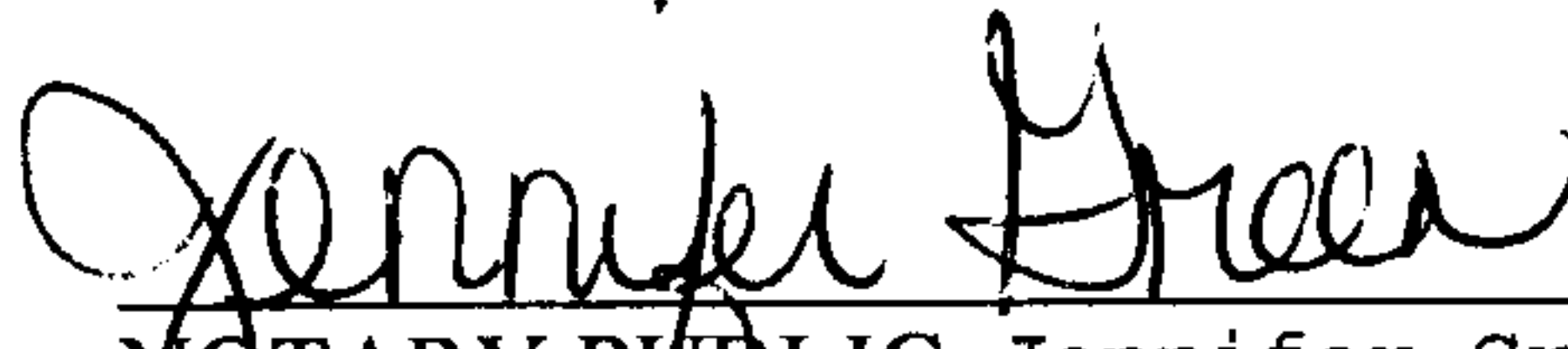
STATE OF TEXAS

COUNTY OF COLLIN

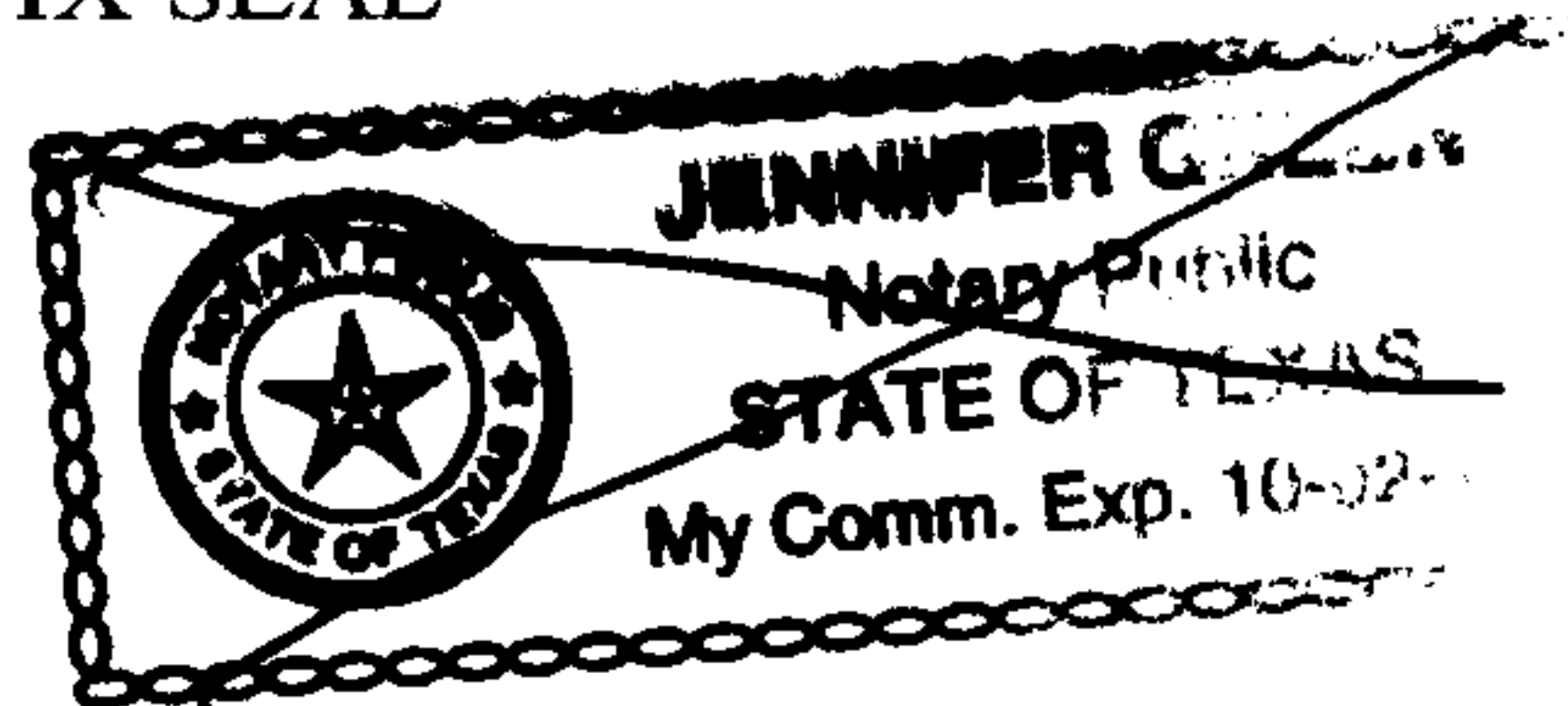
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Russell Black, whose name as AVP of Bank of
America, N.A. for the Benefit of U.S. Bank, National Association, as Trustee for the Holders of
J.P. Morgan Alternative Loan Trust 2006-A4, Mortgage Pass-Through Certificates, 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.


Given under my hand and official seal, this the 15 day of December, 2012.




NOTARY PUBLIC Jennifer Green
My Commission expires: 10/2/13
AFFIX SEAL

2012-002694




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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 Bank of America, N.A. for the
Benefit of U.S. Bank, National
Association, as Trustee for the
Holders of J.P. Morgan Alternative
Loan Trust 2006-A4, Mortgage
Pass-Through Certificates

Grantee's Name Carol Rindone

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

Mailing Address 2072 Eagle Park W
Birmingham AL 35242

Property Address 3175 Chelsea Park Ridge
Chelsea, AL 35043-7240

Date of Sale 12/20/2012
Total Purchase Price \$169,900.00

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 12/20/2012

Print CAROL Rindone

☐ Unattested

☐ (verified by)

Sign Carol Rindone

(Grantor/Grantee/Owner/Agent) circle one



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