

Please Return to:
McCalla Raymer, LLC.
900 Holcomb Woods Parkway
Roswell, GA 30076
File#: 5973912

CONSIDERATION: \$167,000.

Purchaser: Vinod Samuel
Property: 5495 Broken Bow Drive, Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF *Texas*
COUNTY OF *Collin*


THIS INDENTURE, made and effective this 18TH day of DECEMBER 2012,
between **The Bank of New York Mellon fka The Bank of New York, as Trustee for
the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates,
Series 2004-6** as party or parties of the first part, hereinafter called Grantor, and **Vinod
Samuel** as party or parties of the second part, hereinafter called Grantee (the words
"Grantor" and "Grantee" to include their respective heirs, successors and assigns where
the context requires or permits).

WITNESSETH; that the said party of the first part, for and in consideration of the
sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable
consideration, in hand paid at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and
by these presents does grant, bargain, sell and convey unto the said party of the second
part, and assigns:

Lot 3 according to the survey of Scotch's Addition to Broken Bow as
recorded in Map Book 8, Page 149, Shelby County, Alabama records.

**\$158,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS
OF A MORTGAGE LOAN.**

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$8.50


20130104000005160 1/3 \$26.50
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:46 AM FILED/CERT

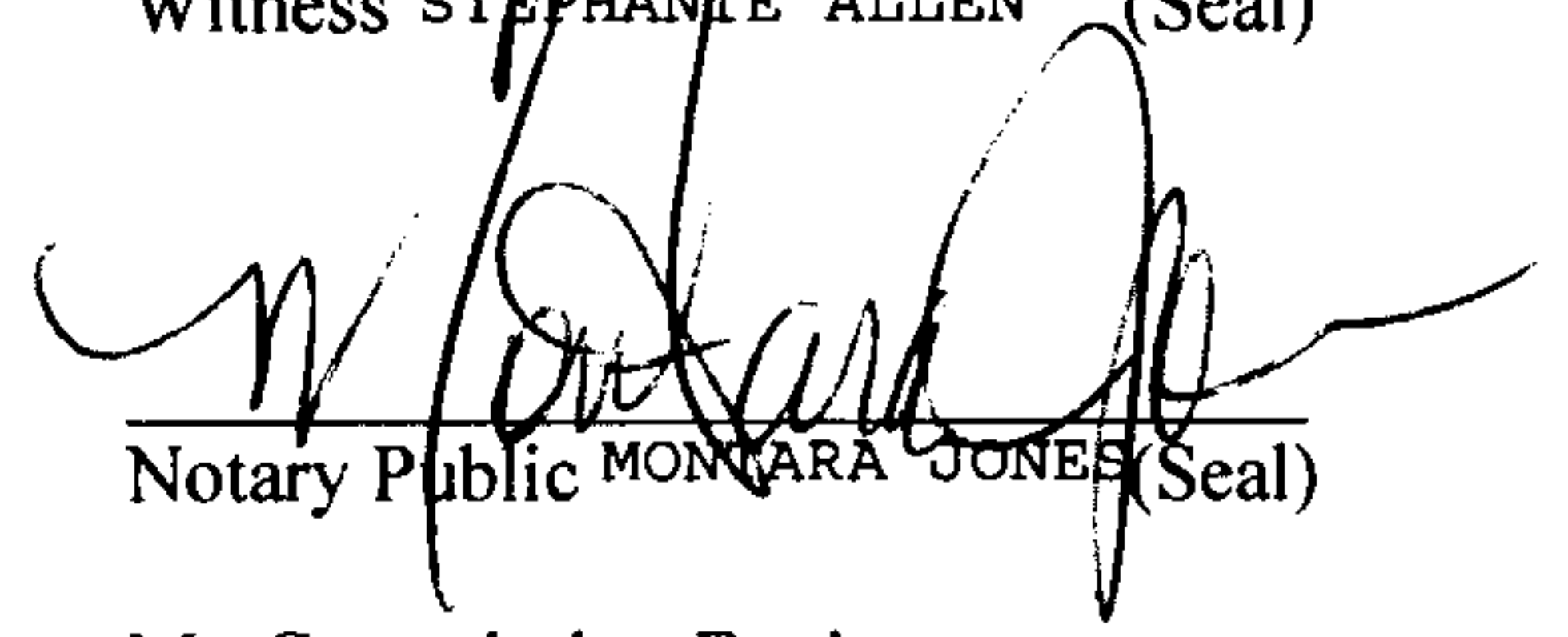
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behalf of the said party of the second part, and assigns, forever. IN FEE SIMPLE.

AND the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereunto set is hand and affixed its seal the day and year first above written.

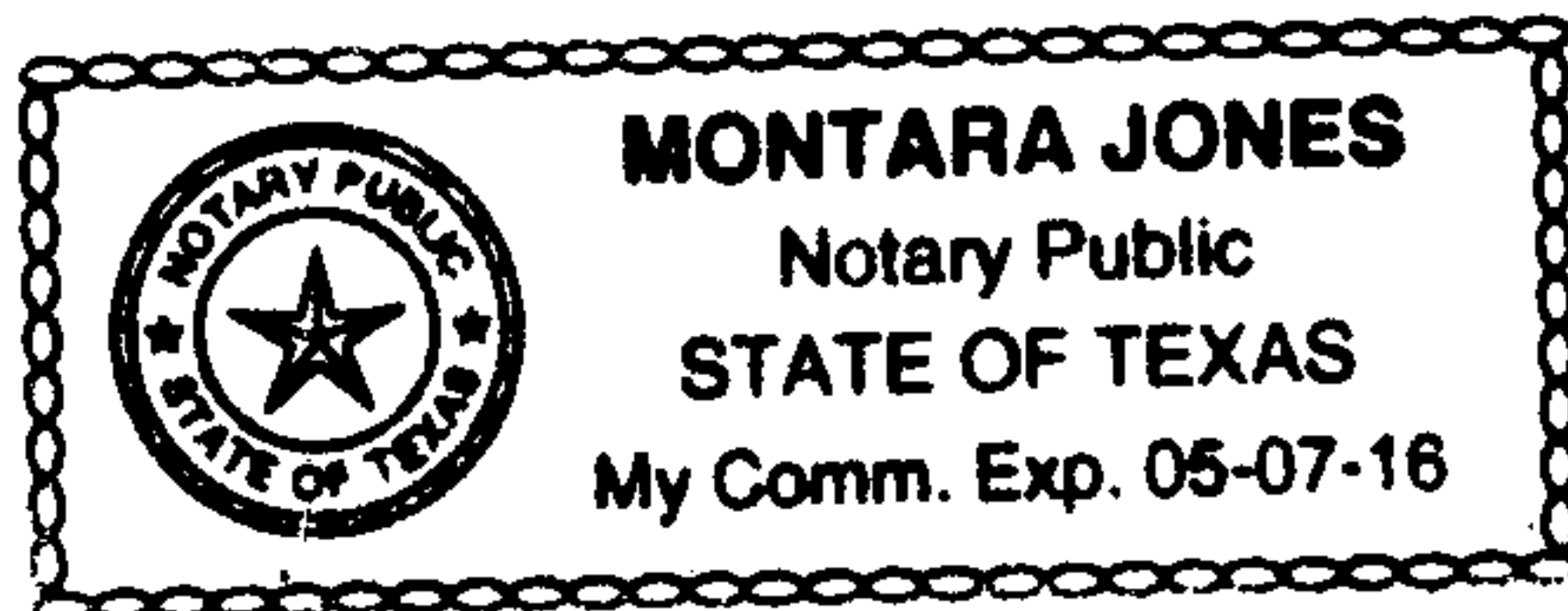
Signed, sealed and delivered
in the presence of


Witness STEPHANIE ALLEN (Seal)


Notary Public MONTARA JONES (Seal)

My Commission Expires: 5/7/16

(Notary Seal)



Grantor:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2004-6 BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, SERVICER AND ATTORNEY IN FACT

By: 


Name: LESLIE RICHARDSON, AVP

Title:

Attested by: 

Name: NUBIA ESCOBAR, AVP

Title:


20130104000005160 2/3 \$26.50
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:46 AM FILED/CERT

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 New York
Mailing Address 2375 N. Glenview Dr.
Richardson
TX 75082

Grantee's Name Vinod K. Samuel
Mailing Address 5495 Broken Bow Dr.
Birmingham
AL 35242

Property Address Vinod Samuel
5495 Broken
Bow Drive
Birmingham, AL
35242

Date of Sale 12-27-12
Total Purchase Price \$ 767,000.
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 12/27/12

Print Vinod K. Samuel

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF December, 2012



20130104000005160 3/3 \$26.50
Shelby Cnty Judge of Probate, AL
01/04/2013 09:59:46 AM FILED/CERT

NOTARY PUBLIC