

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
K10 Properties, LLC

2336 Lakeside Dr.  
Birmingham AL 35244

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-four thousand nine hundred and 00/100 Dollars (\$44,900.00) to the undersigned, The Bank of New York Mellon fka The Bank of New York, as successor Trustee to J P Morgan Chase Bank, N.A., as Trustee on behalf of the certificate holders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2006-A, a corporation, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact, (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 K10 Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, in Block 5, according to the Survey of Green Valley, 2nd Sector as recorded in Map Book 6 page 21, in the Probate Office 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 Book 8, Page 772.
4. Restrictive covenant as recorded in Book 8, Page 556 and Book 9, Page 278.
5. 35 foot building line as shown by recorded map.
6. Restrictions as shown on recorded plat.
7. 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 , 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.

\*2012-002826\* \*SWD\*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
2 day of ~~December, 2012~~  
JANUARY, 2013

The Bank of New York Mellon fka The Bank of New  
York, as successor Trustee to J P Morgan Chase Bank,  
N.A., as Trustee on behalf of the certificate holders of the  
CWHEQ Inc., CWHEQ Revolving Home Equity Loan  
Trust, Series 2006-A

By Bank of America, N.A., successor by merger to BAC  
Home Loans Servicing, LP, FKA Countrywide Home  
Loans Servicing, LP, as Attorney in Fact

By:

  
ANGELA DANFORD, AVP

Its \_\_\_\_\_

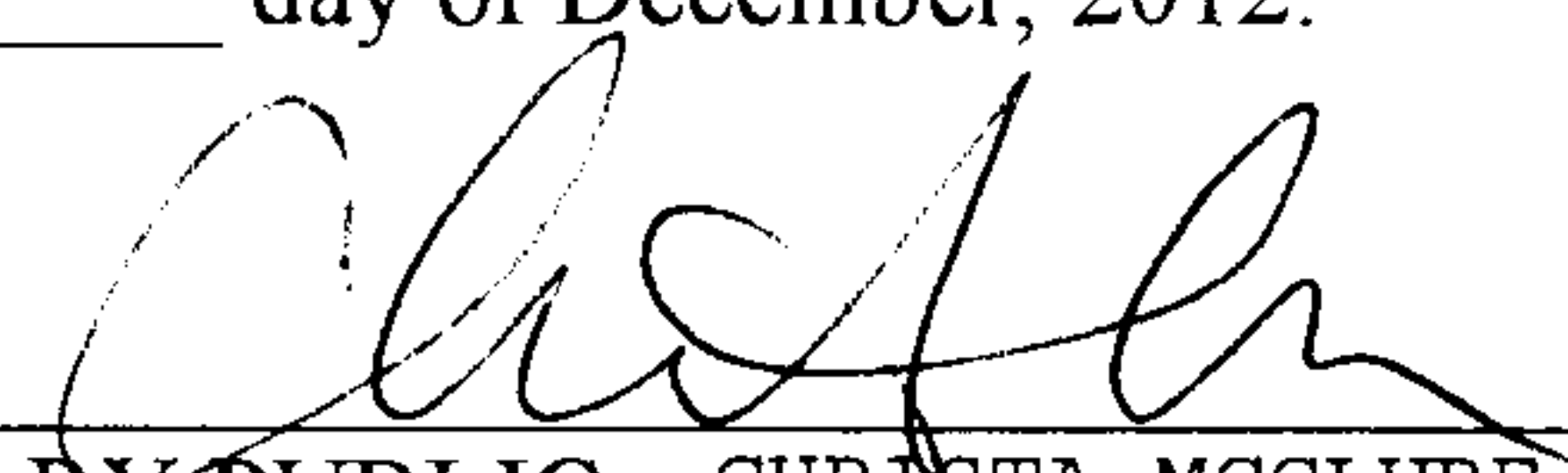
STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
ANGELA DANFORD, whose name as AVP of Bank of  
America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide  
Home Loans Servicing, LP, as Attorney in Fact for The Bank of New York Mellon fka The Bank  
of New York, as successor Trustee to J P Morgan Chase Bank, N.A., as Trustee on behalf of the  
certificate holders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series  
2006-A, 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, acting in its capacity as Attorney in Fact as aforesaid.

JANUARY, 2013

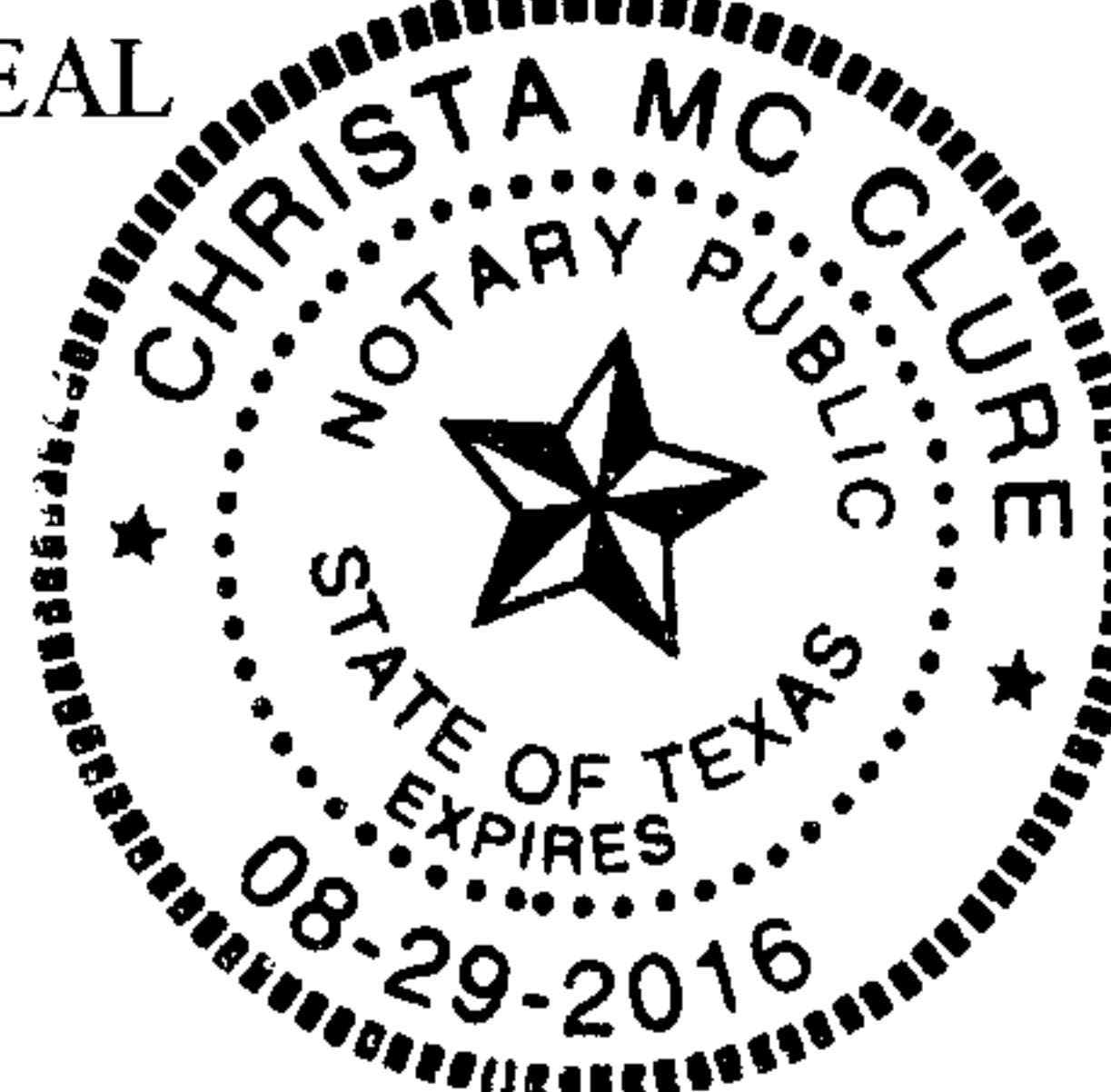
Given under my hand and official seal, this the 2 day of ~~December, 2012~~


  
NOTARY PUBLIC CHRISTA MCCLURE

My Commission expires: 8-29-16

AFFIX SEAL

2012-002826



  
20130116000022530 2/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
01/16/2013 12:45:46 PM 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 The Bank of New York Mellon fka  
The Bank of New York, as  
successor Trustee to J P Morgan  
Chase Bank, N.A., as Trustee on  
behalf of the certificate holders of  
the CWHEQ Inc., CWHEQ  
Revolving Home Equity Loan  
Trust, Series 2006-A

Grantee's Name K10 Properties, LLC

Mailing Address 2375 N Glenville Drive,  
Richardson, TX 75082

Mailing Address 2336 Lakeside Dr.  
Birmingham, AL 35244

Property Address 306 Mardis Lane  
Alabaster, AL 35007

Date of Sale 1/11/2013  
Total Purchase Price \$44,900.00

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 1/11/2013

☐ Unattested

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

Print John Grady Carter 1/11/13

Sign John Grady Carter  
(Grantor/Grantee/Owner/Agent) circle one



20130116000022530 3/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
01/16/2013 12:45:46 PM FILED/CERT

rm RT-1