

This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro Ave., Ste. 300
San Antonio, TX 78216

Send tax notice to:
Blue Mountain Homes LLC
707 Aldridge Road, Suite B
Vacaville, CA 95688

Customer #: 5631

FRS #: 705460

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA }

:

COUNTY OF SHELBY }

That in consideration of One Hundred Seventy Eight Thousand Five Hundred and No/100 Dollars (\$178,500.00) and other good and valuable consideration to the undersigned GRANTOR, The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the benefit of the Certificate Holders, CWALT, Inc., Alternative Loan Trust 2007-2CB Mortgage Pass-Through Certificates, Series 2007-2CB, acting by and through its duly authorized agent and Attorney in Fact, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, whose address is 400 National Way, Simi Valley, CA 93065 (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of whereof is acknowledged, the said Grantor does by these presents, grant bargain, sell and convey unto Blue Mountain Homes LLC, whose address is 707 Aldridge Road, Suite B, Vacaville, CA 95688 (herein referred to as GRANTEE),

the following described Real Estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 7, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and;
2. 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 held on September 17, 2012, and by Foreclosure Deed dated September 20, 2012 and recorded as Instrument No. 20120925000365850 in the Probate Office of Shelby County, Alabama.

See Exhibit "A" attached hereto and made a part hereof.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 8th day of February, 2013.



2013022000071210 1/5 \$202.50
Shelby Cnty Judge of Probate, AL
02/20/2013 10:02:45 AM FILED/CERT

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the benefit of the Certificate Holders, CWALT, Inc., Alternative Loan Trust 2007-2CB Mortgage Pass-Through Certificates, Series 2007-2CB

By: *Sandra Lopez*
Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as agent and Attorney in Fact

Printed Name: Sandra Lopez
Its: AVP


STATE OF _____ }
COUNTY OF _____ }

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that _____, whose name as Authorized Agent, of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as agent and Attorney in Fact on behalf of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the benefit of the Certificate Holders, CWALT, Inc., Alternative Loan Trust 2007-2CB Mortgage Pass-Through Certificates, Series 2007-2CB is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he/she/they, in their capacity as such Attorney in Fact, executed the same voluntarily in his/her/their capacity as such Authorized Agent, Employee or Member and as the act of said National Association.

Given under my hand and seal of office this the _____ day of _____, 2013.

****See Attached**

NOTARY PUBLIC
My commission expires:


20130220000071210 2/5 \$202.50
Shelby Cnty Judge of Probate, AL
02/20/2013 10:02:45 AM FILED/CERT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VENTURA



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02/20/2013 10:02:45 AM FILED/CERT

On February 8th, 2013 before me, Laura Iniguez, Notary Public
(Here insert name and title of the officer)

personally appeared Sandra Lopez

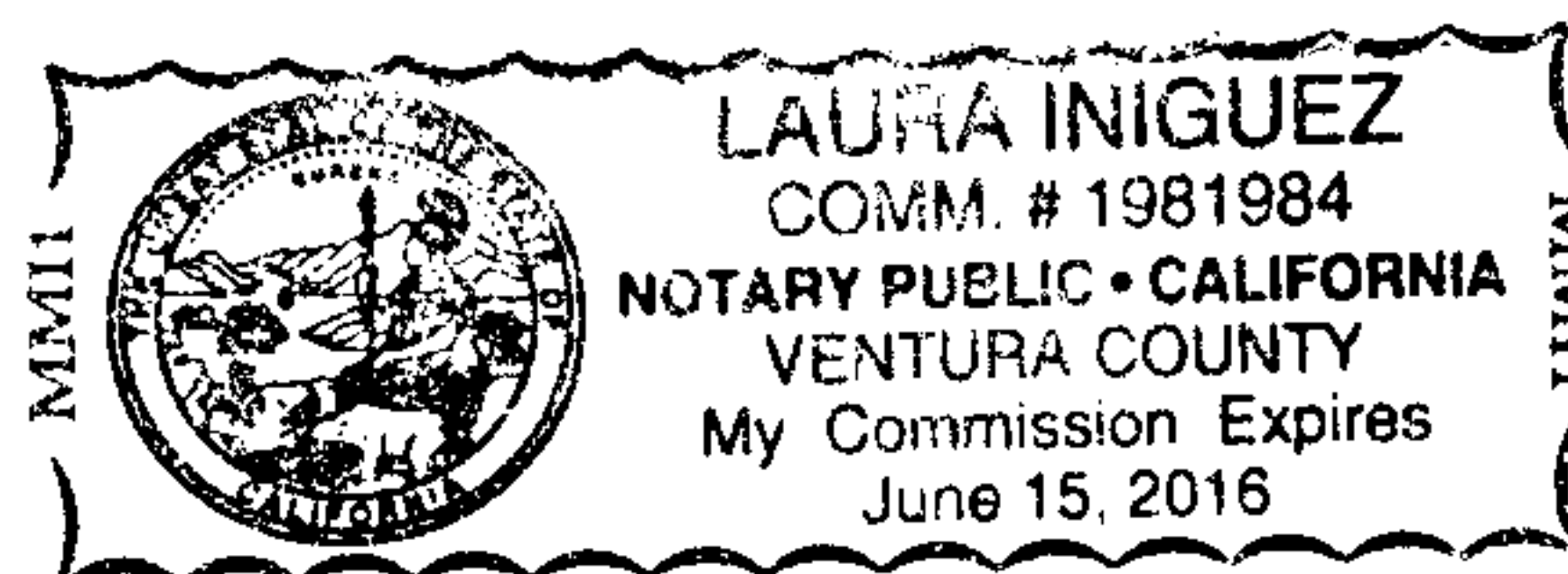
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) 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]
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED

(Title or description of attached document)

1031 GRAND OAKS DRIVE BESSEMER, AL 35022

(Title or description of attached document continued)

Number of Pages 3 Document Date 2-08-2013

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

☐ Individual (s)

☒ Corporate Officer

AVP

(Title)

☐ Partner(s)

☐ Attorney-in-Fact

☐ Trustee(s)

☐ Other _____

Exhibit "A"

"Subject to all easements, covenants, conditions, restrictions and rights of way and other matters whether or not of record, those matters that would be disclosed by an accurate survey of the property or physical inspection thereof, and any right of redemption or similar legal right in any former owner, its successors and assigns, and the rights, if any, of all tenants and licensees (whether or not in default under any occupancy or use agreements), any other occupants of the property (whether or not authorized by Grantor), and any persons claiming a right to lease, use or occupy all or a portion of the property, in each case whether or not currently in actual possession of all or a portion of the property.

In addition, Grantee acknowledges and agrees, notwithstanding any statutory or implied warranties contained herein, Grantee shall make any claims pursuant to this deed within ninety (90) days of the date hereof, as more particularly provided in the Purchase and Sale Agreement between Grantor and Grantee."



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Shelby County, AL 02/20/2013
State of Alabama
Deed Tax: \$178.50

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,
f/k/a The Bank of New York, as
Trustee for the benefit of the
Certificate Holders, CWALT, Inc.,
Alternative Loan Trust 2007-2CB
Mortgage Pass-Through
Certificates, Series 2007-2CB

Grantee's Name Blue Mountain Homes, LLC

Mailing Address 400 National Way
Simi Valley, CA 93065

Mailing Address 707 Aldridge Road, Suite B
Vacaville, CA 95688

Property Address 1031 Grand Oaks Drive
Bessemer, AL 35022

Date of Sale _____
Total Purchase Price \$178,500.00

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 _____

Print Sirato : Permyth PC

☐ Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

20130220000071210 5/5 \$202.50
Shelby Cnty Judge of Probate, AL
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