

72,800



20130301000086700 1/4 \$94.00
Shelby Cnty Judge of Probate, AL
03/01/2013 01:08:45 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Morris, Manning & Martin, LLP
990 Hammond Drive, Suite 300
Atlanta, GA 30328
File#H0264
REO#989754

Bank of America, N.A.
400 National Way
Simi Valley, CA 93065

RETURN TO:

Magic City Title, Inc.
3535 Grandview Parkway, Suite 550
Birmingham, AL 35243

Statutory Warranty Deed

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS THAT:

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-13, whose address is 400 National Way, Simi Valley, CA 93065 (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **Bank of America, N.A.**, (hereinafter called "Grantee"), whose mailing address is 400 National Way, Simi Valley, CA 93065, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee all of Grantor's rights, titles, powers, privileges and interests in and to that certain real property situated in **Shelby County, Alabama**, and more particularly described, to-wit:

Lot 5, according to the Survey of Navajo Hills Fifth Sector, as recorded in Map Book 5, Page 128, in the Probate Office of Shelby County, Alabama

together with: (a) all of the improvements, buildings, structures, fixtures, additions, enlargements, extensions and modifications thereon, (b) all tenements, hereditaments, rights, privileges, interests, easements, and appurtenances now or hereafter belonging or in any way pertaining thereto, and (c) all after acquired title therein and thereto.

Shelby County, AL 03/01/2013
State of Alabama
Deed Tax: \$73.00

SUBJECT TO real estate taxes and assessments not yet due and payable, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations and any and all matters which would be disclosed by an accurate survey of the property (the "Permitted Exceptions")

TO HAVE AND TO HOLD, the described property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE, SUBJECT, HOWEVER, to the Permitted Exceptions,

AND Grantor does warrant the title to the land conveyed, subject to the Permitted Exceptions, and will defend the same against all persons properly and validly claiming by, through or under the Grantor, but against none other.

EXECUTED this 22nd day of February, 2013, to be effective for all purposes as of the 22nd day of February, 2013.

Grantor:

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-13

By: Chris Tirona
Name: Chris Tirona
Title: Assistant Vice President

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

~~State of California~~

~~Ventura County~~

~~I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that _____, whose name as _____ of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-13, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.~~

~~Given under my hand and official seal this _____ day of _____, 2013.~~

~~see attached~~
~~NOTARY PUBLIC~~

~~SEAL~~

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura



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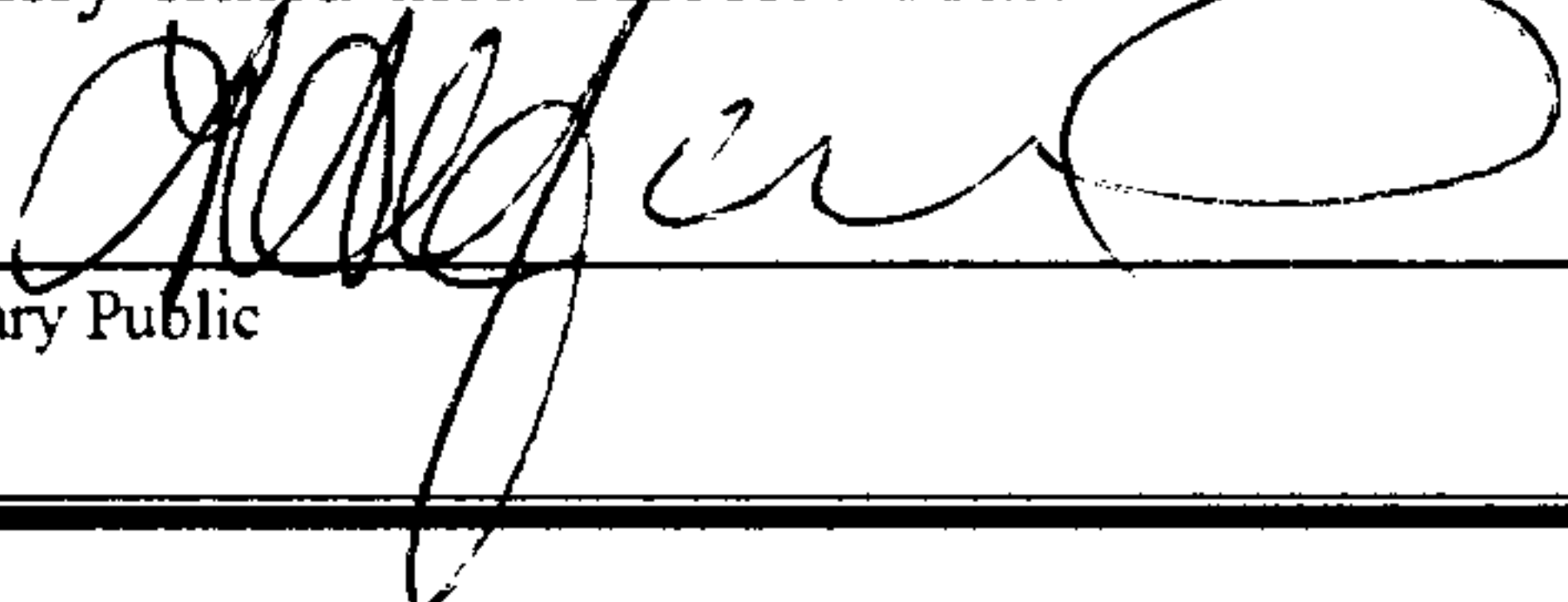
On February 22, 2013 before me, Lidia Alfaro - Notary Public
(Here insert name and title of the officer)

personally appeared Chris Tirona

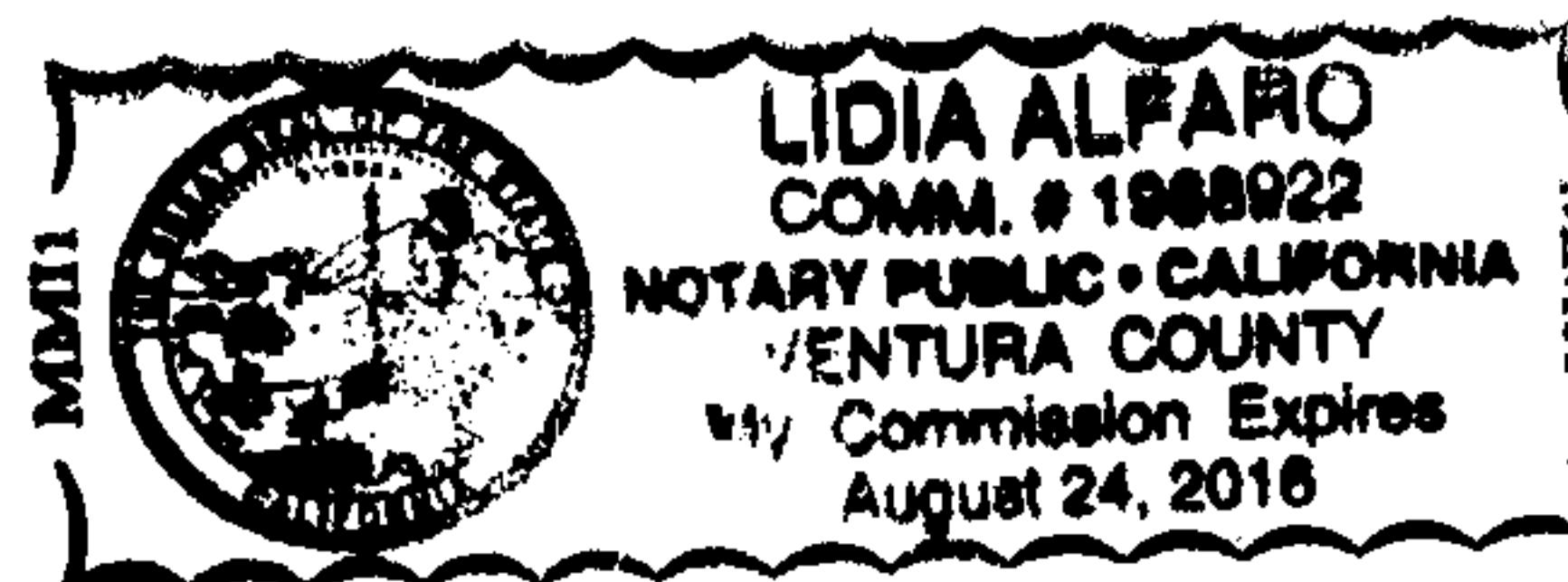
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument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



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 2/22/2013

(Additional 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

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☒ Corporate Officer
AVP
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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
Mailing Address 400 National Way
Simi Valley, CA 93065

Grantee's Name Bank of America, N.A.
Mailing Address 400 National Way
Simi Valley, CA 93065

Property Address 1441 Arrowhead Trail
Alabaster, AL 35007

Date of Sale 02/26/2013
Total Purchase Price \$ 72,800.00

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 2/22/2013

Print Chris Tirona, Assistant Vice President

Unattested

(verified by)

Sign

Chris Tirona

(Grantor/Grantee/Owner/Agent) circle one



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