

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

§

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF SHELBY

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.

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")

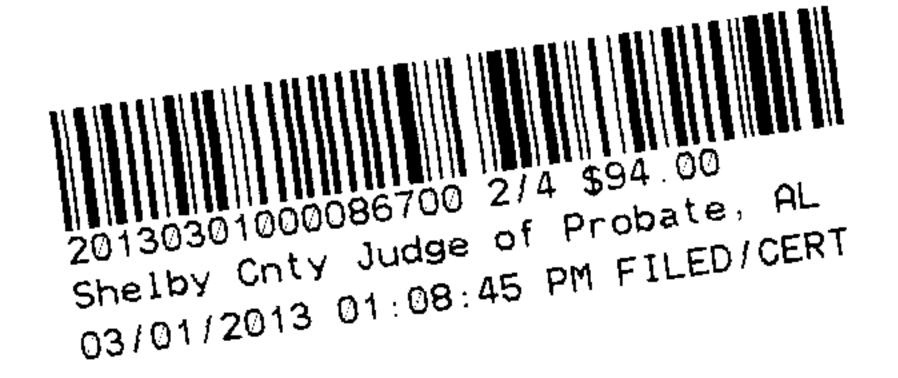
TO HAVE AND TO HOLD, the described property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE, SUBJECT, HOWEVER, to the Permitted Exceptions,

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	uary, 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 Fring	
	Name: Chris Tirona	
	Title: Assistant Vice President	
	By: Bank of America, N.A., successor by merger to	
State of California	BAC Home Loans Servicing, LP, as Attorney in Fact	
Ventura County		
I, the undersigned, a Notary Public in and for saccertify that	aid County and in said State, hereby, whose name as	
	Bank of New York Mellon FKA The	
Bank of New York, as Trustee for the Certificates, Series 2005-43, is signed me, acknowledged before me on this day that, leforegoing, as such officer and with full authority the act of said corporation on the day the same	ed to the foregoing, and who is known to being informed of the contents of the yexecuted the same voluntarily for and as	
Given under my hand and official seal this	day of, 2013.	

see attached

NOTARY PUBLIC



CALIFORNIA ALL-PURPOSE

CEKIIFICAIE OF	AUNIUWLEDGIILINI		
State of California	201303010000000702		
County of Ventura	20100000000000000000000000000000000000		
Country of	Shelby Cnty Judge of Probate, AL 03/01/2013 01:08:45 PM FILED/CERT		
On February 22, 2013 before me, Lidia Alfaro			
	(Here insert name and title of the officer)		
personally appeared Chris Tirona			
the within instrument and acknowledged to me th	dence to be the person(s) whose name(s) is/are subscribed to nat he/she/they executed the same in his/her/their authorized on the instrument the person(s), or the entity upon behalf of it.		
I certify under PENALTY OF PERJURY under this true and correct.	ne laws of the State of California that the foregoing paragraph		
WITNESS my hand and official seal. Signature of Notary Public	LIDIA ALFARO COMM. # 1968922 NOTARY PUBLIC • CALFORNIA //ENTURA COUNTY W// Commission Expires August 24, 2016 (Notary Seal)		
ADDITIONALO	PTIONAL INFORMATION		
	INSTRUCTIONS FOR COMPLETING THIS FORM		
DESCRIPTION OF THE ATTACHED DOCUMENT Statutory Warranty Deed (Title or description of attached document)	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.		
(Title or description of attached document continued)			
Number of Pages 2 Document Date 2/22/2013	 State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment. 		

CAPACITY CLAIMED BY THE SIGNER

(Additional information)

- Individual (s)
- Corporate Officer

AVP

(Title)

- Partner(s) Attorney-in-Fact
- Trustee(s)
- Other

- 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

Real Estate Sales Validation Form

This Designant must be filed in accordance with Code of Alahama 1975 Section 40-22-1

	Document must be tiled in accor		
Grantor's Name	The Bank of New York Mellon 400 National Way	Grantee's Name Mailing Address	Bank of America, N.A. 400 National Way
Mailing Address	Simi Valley, CA 93065	•	Simi Valley, CA 93065
Droporty Address	1441 Arrowhead Trail	Date of Sale	02/26/2013
Property Address	Alabaster, AL 35007	Total Purchase Price	
		or	_
		Actual Value	\$
		or Assessor's Market Value	\$
The purchase price evidence: (check of Bill of Sale Sales Contract Closing State		this form can be verified in the entary evidence is not required to the manner of the content of	ne following documentary red)
•	document presented for reco	ordation contains all of the re	quired information referenced
		Instructions	
Grantor's name are to property and the	nd mailing address - provide the eir current mailing address.	the name of the person or pe	ersons conveying interest
Grantee's name a to property is being	nd mailing address - provide g conveyed.	the name of the person or p	ersons to whom interest
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 pri	ce - the total amount paid for y the instrument offered for re	the purchase of the propert	y, both real and personal,
conveyed by the in	e property is not being sold, and strument offered for record. It or the assessor's current ma	This may be evidenced by a	y, both real and personal, being in appraisal conducted by a
excluding current responsibility of va	ided and the value must be duse valuation, of the property aluing property for property to of Alabama 1975 § 40-22-1	as determined by the local ax purposes will be used and	ate of fair market value, official charged with the the taxpayer will be penalized
accurate. I further	t of my knowledge and belief understand that any false sta cated in <u>Code of Alabama 19</u>	atements claimed on this for	ed in this document is true and may result in the imposition
Date 2/22/2013		Print Chris Tirona, Assistant \	
Unattested		Sign Chris Fran	7
	(verified by)	(Grantor/Grant	ee/Owner/Agent) circle one

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