

This instrument was prepared by:

Jeff G. Underwood, Esquire
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Larry M. Brown
Keena L. Brown

118 Village Lane

Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

20130405000141680 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
04/05/2013 02:02:31 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF One Hundred Fifty-Five Thousand And 00/100 (\$155,000.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned The Bank of New York Mellon, fka The Bank of New York as Successor In Interest to JP Morgan Chase Bank NA as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALTA Trust 2004-7, Mortgage Pass-Through Certificates, Series 2004-7 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto Larry M. Brown and Keena L. Brown (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby State of Alabama.

Lot 10, according to the Survey of High Ridge Village, Phase I, as recorded in Map Book 27, Page 140, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: In instrument# 20121220000486340 of the Public Records of the Judge of Probate of Shelby County, State of Alabama

\$147,250.00 consideration paid with mortgage.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

Shelby County, AL 04/05/2013
State of Alabama
Deed Tax: \$8.00

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 11th day of March, 2013.

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The Bank of New York Mellon, fka The Bank of New York as Successor In Interest to JP Morgan Chase Bank NA as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALTA Trust 2004-7, Mortgage Pass-Through Certificates, Series 2004-7

By Wells Fargo Bank, N.A., as Attorney in Fact

By: Yvette Blatchford
Its Yvette Blatchford
VP Loan Documentation

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)

On March 11, 2013 before me, Jeremy James Hardwick, Notary Public, personally appeared Yvette Blatchford

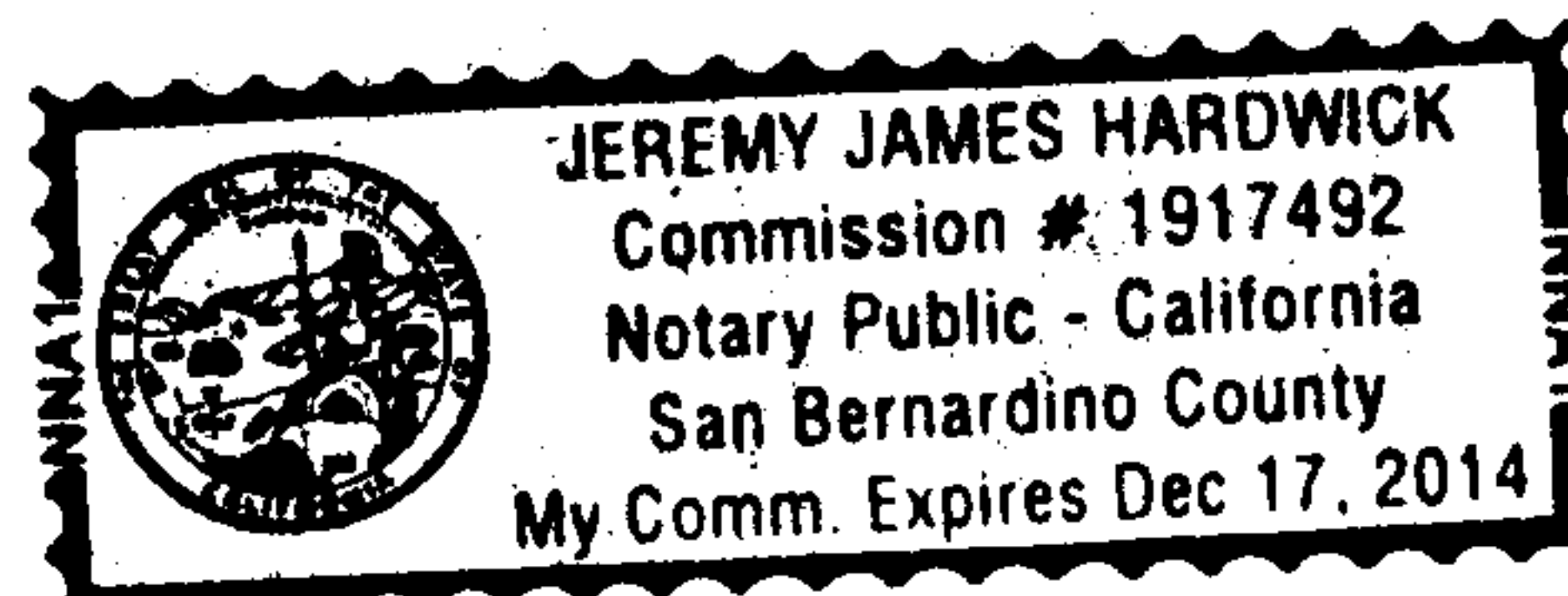
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

2012-003530



(Seal)

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 NY MELLON
Mailing Address 8480 STAGECOACH CIR
FREDERICK, MD
21701

Grantee's Name LARRY M. BROWN
Mailing Address KEENA L. BROWN
118 VILLAGE LANE
PELHAM, AL 35124

Property Address 118 VILLAGE LN
PELHAM, AL
35124

Date of Sale 3/27/13
Total Purchase Price \$ 155,000
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 3/28/13

Print Malcolm S. McLeod

Unattested

[Signature]
(verified by)

Sign

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

My Commission Expires
3/8/14

Form RT-1

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