

Return To and Prepared By:
N. John Rudd Esq.
Closing Department
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

Source of Title:
Instrument # 20120330000109710

STATE OF TEXAS

COUNTY OF Collin

QUITCLAIM DEED

THIS INDENTURE, dated 01/15/13, between The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2005-52CB Mortgage Pass-Through Certificates, Series 2005-52CB., as party of the first part, hereinafter called "Grantor", and Leo Huang as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires of permits). ** 3434 Pelham Pkwy, Pelham, AL 35124.*

WITNESSETH THAT: Grantor, for and in consideration of the sum of 133,875.00 and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property, to wit:

Lot 24, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91 A and B, in the Probate Office of Shelby County, Alabama.
Assessment No.: 10 6 14 0 003 025.000

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

UNOFFICIAL WITNESS
Alecia Bryant

BY: *[Signature]* (SEAL)
The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2005-52CB Mortgage Pass-Through Certificates, Series 2005-52CB., **

BANK OF AMERICA, N. A., AS SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE
HOME LOANS SERVICING, LP, as attorney in fact

TITLE:

BY: Nubia Escobar (SEAL)
TITLE: AVP
(CORPORATE SEAL)

*Effective Date:

January 23, 2013

**Executed pursuant to the POA recorded as Instrument#11121153,
Shelby County, AL.

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 2375 N. Glenville Drive
Richardson, TX 75082

Grantee's Name Leo Huang
Mailing Address 3434 Pelham Parkway
Pelham, Alabama 35124

Property Address 5448 Sunrise Drive
Birmingham, AL 35242

Date of Sale 01/23/2013
Total Purchase Price \$ 133875.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130408000142660 3/3 \$152.00
Shelby Cnty Judge of Probate, AL
04/08/2013 10:29:59 AM FILED/CERT

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 4/24/13

Print _____

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1