



20130411000150300 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
04/11/2013 03:05:26 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

STEVEN CLINKSCALES  
1068 FAIRBANK LANE  
CHELSEA, ALABAMA 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA        )

SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of ONE HUNDRED NINE Thousand FIFTY and 00/100 Dollars (\$109,050.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BASED CERTIFICATES, SERIES 2007-BC3 (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto STEVEN CLINKSCALES AND KIMBERLI CLINKSCALES (herein referred to as "Grantee"), as joint tenants with right of survivorship, all of its right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT A FOR LEGAL DESCRIPTION**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$107, 074.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

**TO HAVE AND TO HOLD** unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

Shelby County, AL 04/11/2013  
State of Alabama  
Deed Tax:\$2.00

IN WITNESS WHEREOF, the Grantor has hereunto sets its signature and seal, this 25 day of MARCH, 2013.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007- BC3 BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, SERVICER AND ATTORNEY IN FACT

By: Shanda Kreuzer

Its: Assistant Vice President

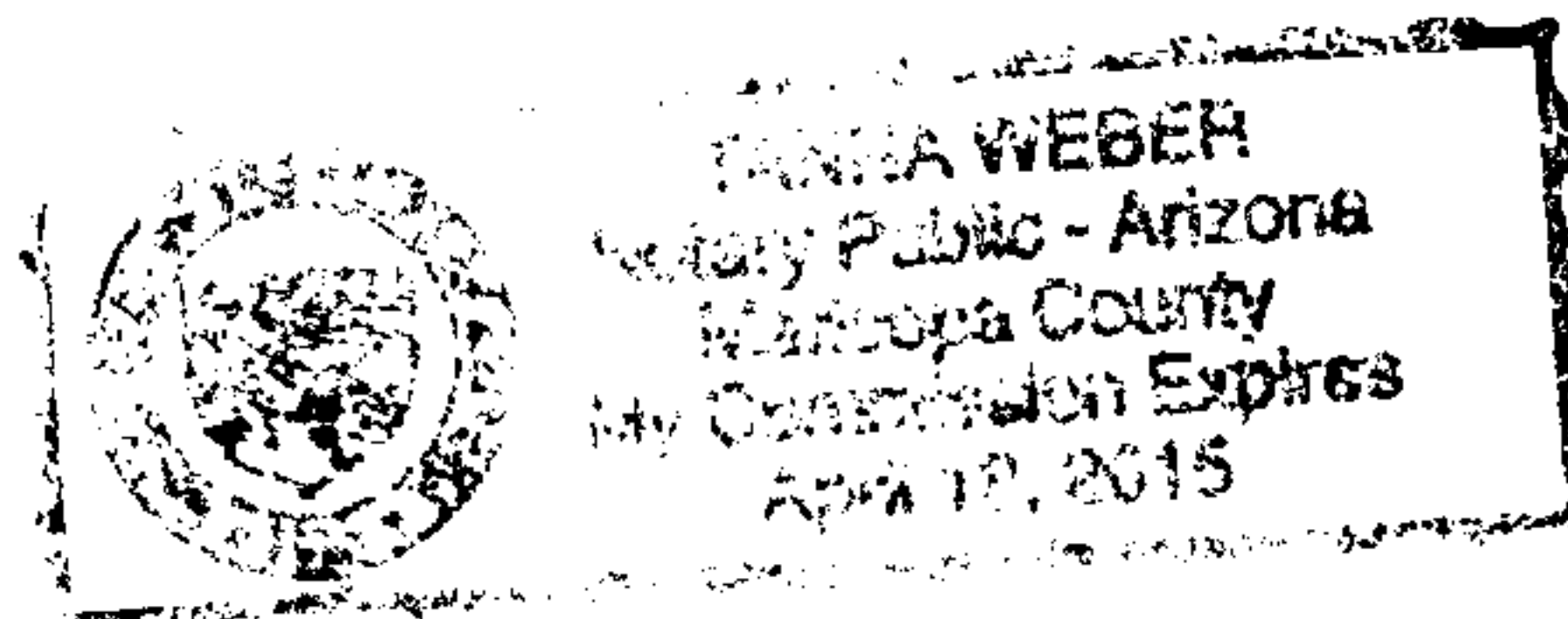
STATE OF AZ )  
Maricopa COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shanda Kreuzer, whose name as AVP of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, SERVICER AND ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC3, A CORPORATION is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25 day of MARCH, 2013.

Tanna Weber  
Notary Public Tanna Weber

My Commission Expires: 4/18/15




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**EXHIBIT "A"**

**Lot 3-40, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

Parcel Id No. 08-9-31-2-003-027.000

  
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Grantor's Name BNV  
Mailing Address Cl. Gene Vaugh  
300 Cahaba Park Circle Ste 20  
Birmingham AL 35244

Grantee's Name Steven Clark  
Mailing Address 1068 Fairbank Lane  
Chelsea AL 35045

Property Address 1068 Fairbank Lane  
Chelsea AL 35045

Date of Sale 3/25/17  
Total Purchase Price \$ 109050  
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, i

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 3/25/17

Print Gene Vaugh

☐ Unattested  
(verified by)

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

