

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

> Shanda Kreuze. is: Aggistant Wice 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 MARQH, 2013.

Notary Public Tanna Weber

My Commission Expires: 4/18/15

recitary Public - Arizona Manicopa County Charles Expires

Shelby Cnty Judge of Probate, AL 04/11/2013 03:05:26 PM FILED/CERT

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

20130411000150300 3/4 \$23.00 20130411000150300 3/4 \$23.00 Shelby Cnty Judge of Probate, AL 04/11/2013 03:05:26 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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