

Prepared by:
McCALLA RAYMER, LLC
105 Tallapoosa Street, Suite 109
Montgomery, Alabama 36104

Send Property Tax Notice to:
Katherine Josephson
1048 Grande View Pass
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ~~TEXAS~~ ALABAMA
COUNTY OF ~~COLLIN~~ SHELBY


KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **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-IM3**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Katherine Josephson** (hereinafter referred to as GRANTEE), his heirs and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit: All that property described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforegranted premises to said GRANTEE(S), his heirs and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD NOVEMBER 16, 2012 AT INSTRUMENT NUMBER 20121116000440640 IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Sales price: \$220,000.00; mortgage: 216,015.00


20130612000240160 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/12/2013 10:27:24 AM FILED/CERT

Shelby County, AL 06/12/2013
State of Alabama
Deed Tax: \$4.00

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf as aforesaid, on this 3RD day of JUNE, 2013.

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-IM3 BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, SERVICER AND ATTORNEY IN FACT

By: Jennifer Green (SEAL)
Name: JENNIFER GREEN
Title: ASSISTANT VICE PRESIDENT

Attested: Paula Meyer (SEAL)
Name: PAULA MEYER
Title: ASSISTANT VICE PRESIDENT

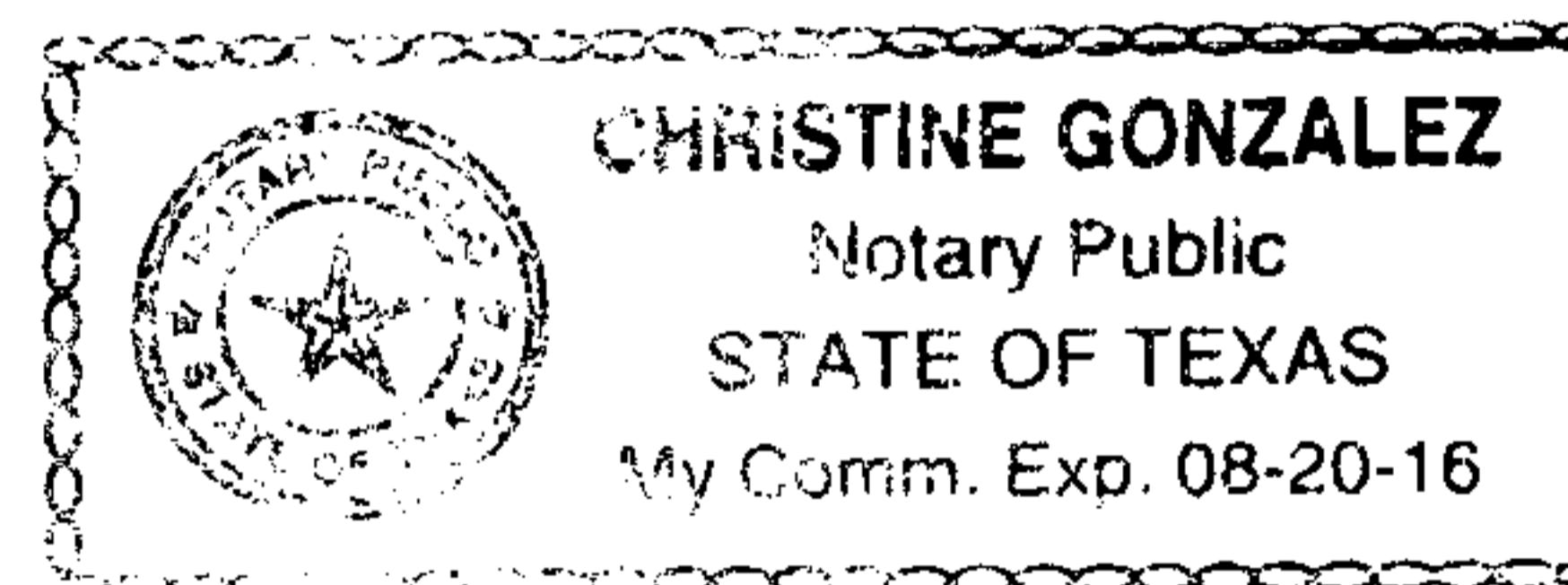
STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that JENNIFER GREEN who is AVP of BANK OF AMERICA, 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 as such officer with full authority, executed same voluntarily for and as the act of 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-IM3.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 3RD day of JUNE, 2013.

Christine Gonzalez
Notary Public CHRISTINE GONZALEZ

My Commission expires: 8/20/2016



20130612000240160 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/12/2013 10:27:24 AM FILED/CERT

Exhibit "A"

Lot 1535, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 15th Addition, as recorded in Map Book 32, Page 126, in the Probate Office of Shelby County, Alabama.



20130612000240160 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/12/2013 10:27:24 AM FILED/CERT

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 NEW YORK MELLON
Mailing Address 2315 N. GLENVILLE DR.
MC TK 2-983-01-01
RICHARDSON, TX 75082

Grantee's Name KATHERINE JOSEPHSON
Mailing Address 1048 GRANDE VIEW PASS
MAYLENE, AL
35114

Property Address 1048 GRANDE VIEW PASS
MAYLENE, AL
35114

Date of Sale 6/7/13
Total Purchase Price \$ _____
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 6/10/13

Print Malcolm S. McLeod

☐ Unattested

Audra S. Saurant Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14

Form RT-1



20130612000240160 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/12/2013 10:27:24 AM FILED/CERT