

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Janet S. Eldridge

171 Bonnevill Drive
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Five Thousand And 00/100 Dollars (\$85,000.00) to the undersigned, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-HY10 Mortgage Pass-through Certificates, Series 2006-HY10, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Janet S. Eldridge, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Ridgcrest Subdivision, Phase One, Sector One, as recorded in Map Book 34, Page 17, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 20050729000382490.
4. Restrictive covenant as recorded in Instrument Number 20041025000585410.
5. Terms, conditions, and restrictions as set forth in the Articles of Incorporation of the Ridgcrest Homeowners Association as recorded in Inst. No. 20041025000585420.
6. Release of damages as recorded in Inst. No. 20050317000121990.
7. Restrictions as shown on recorded plat.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20121127000451580, in the Probate Office of Shelby County, Alabama.

\$ 83460.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

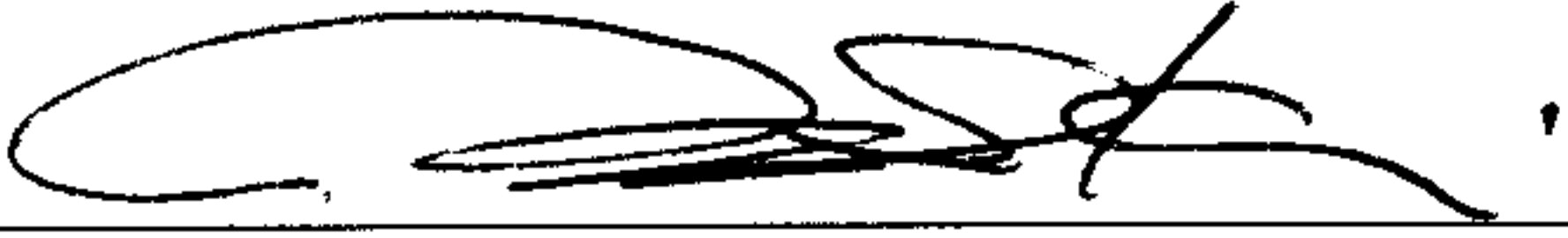
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of April, 2013.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-HY10 Mortgage Pass-through Certificates, Series 2006-HY10

By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact

By: 

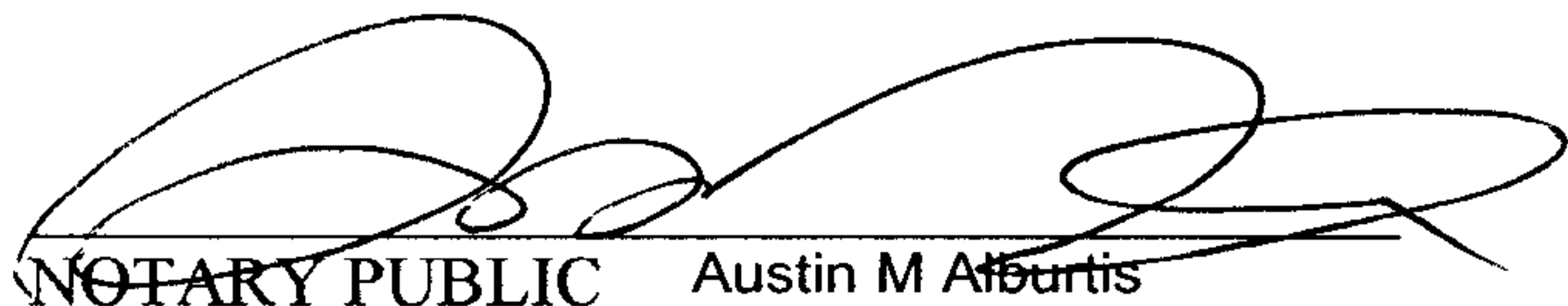
Its Min Soo Kim, AVP

STATE OF Texas

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Min Soo Kim, whose name as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-HY10 Mortgage Pass-through Certificates, Series 2006-HY10, 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, acting in its capacity as Attorney in Fact as aforesaid.

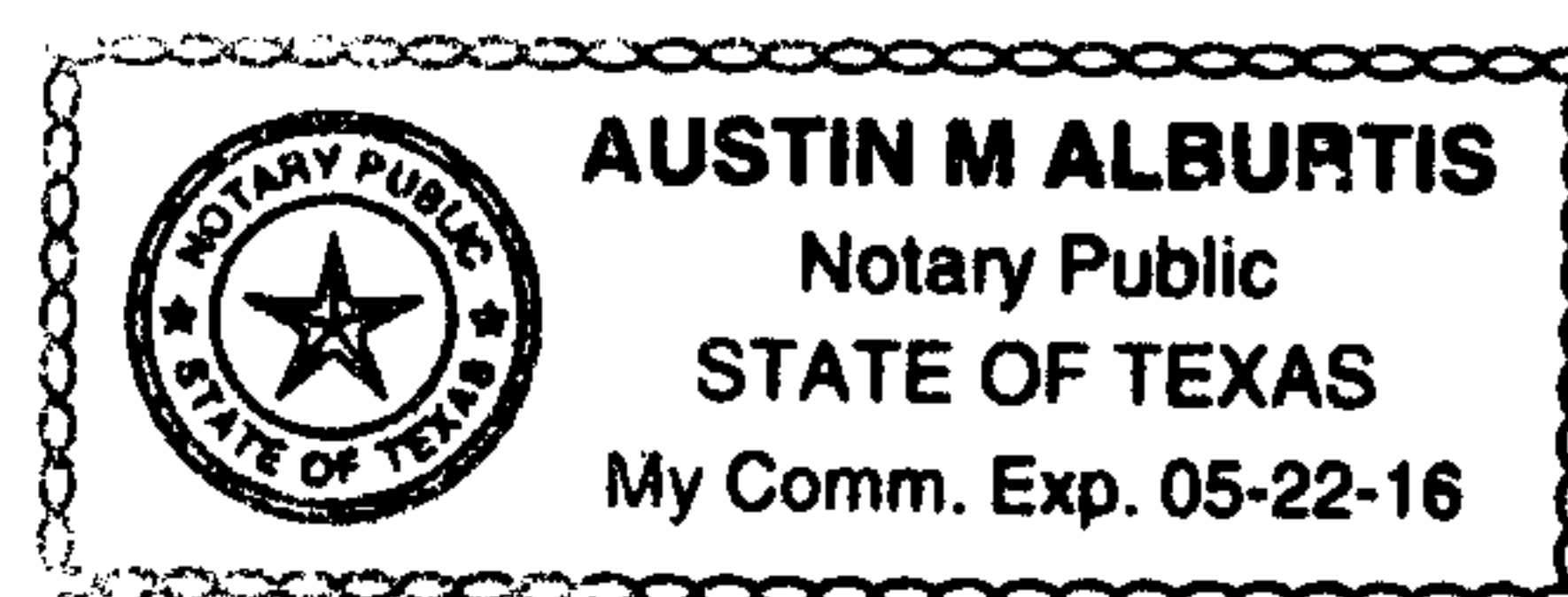
Given under my hand and official seal, this the 25th day of April, 2013.


NOTARY PUBLIC Austin M Alburty

My Commission expires: 05/22/16

AFFIX SEAL

2012-003238




20130702000270100 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
07/02/2013 08:46:22 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 The Bank of New York Mellon... Grantee's Name Janet S. Eldridge
Mailing Address 2375 N Glenville Drive Mailing Address 171 Bonnieville Drive
Richardson, TX 75082 Calera, AL 35040

Property Address 171 Bonnieville Drive Date of Sale 6/14/2013
Calera, AL 35040 Total Purchase Price \$ 85,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 6/14/2013

Print Donna M Jennings

☐ Unattested

Sign Donna M Jennings

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130702000270100 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
07/02/2013 08:46:22 AM FILED/CERT

Shelby County, AL 07/02/2013
State of Alabama
Deed Tax: \$2.00