

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243
BHM300605



20130903000358350 1/3 \$45.50
Shelby Cnty Judge of Probate, AL
09/03/2013 01:59:07 PM FILED/CERT

Commitment Number: 375118

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

Eric Smith and Julie Smith

6015 Eagle Point Circle, Birmingham AL 35242

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

09-3-08-0-001-012.024

SPECIAL WARRANTY DEED

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 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB, hereinafter grantor, for \$255,000.00 (Two Hundred Fifty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Eric Smith and Julie Smith hereinafter grantees, whose tax mailing address is 6015 Eagle Point Circle, Birmingham AL 35242 the following real property:

LOT 316, ACCORDING TO THE SURVEY OF EAGLE POINT, 3RD SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 18, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property Address is: 6015 EAGLE POINT CIRCLE, BIRMINGHAM, AL 35242

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 20130517000204260

Shelby County, AL 09/03/2013
State of Alabama
Deed Tax: \$25.50

Executed by the undersigned on AUGUST 6, 2013:

**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 2006-24CB, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-24CB**
by Bank of America, N.A., successor by merger to BAC Home Loans Servicing,
LP as attorney in fact

By:  KERRI STEPHEN

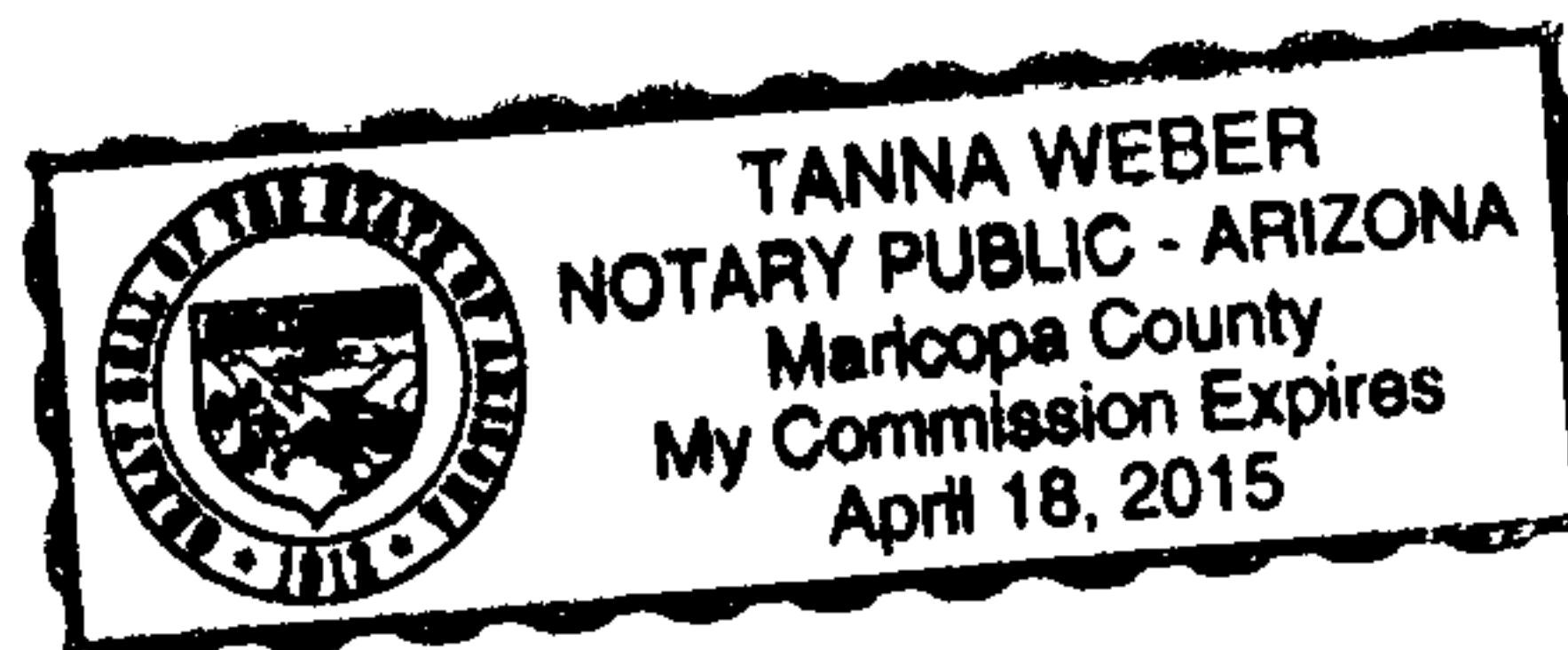
Its: AVP

STATE OF ARIZONA
COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that
KERRI STEPHEN its AVP, by Bank of America, N.A.,
successor by merger to BAC Home Loans Servicing, LP as attorney in fact for **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 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-
24CB** is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this date that, being informed of the contents of the conveyance, ~~He~~/she, executed
the same in ~~his~~/her capacity as AVP and with full authority executed
the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as
set out in the signature area above and as described in this acknowledgement/notarial
statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand and official seal this 6 day of AUGUST, 2013


Notary Public TANNA WEBER



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 Grantee's Name Eric Smith + Julie Smith
Mailing Address 60 Bank of America Mailing Address 6015 Eagle Point Circle
7105 Caprae Dr. Birmingham, AL 35242
Mail Stop PTX-C-35
Plano, TX 75024
Property Address 6015 Eagle Point Circle Date of Sale 8-28-13
Birmingham, AL Total Purchase Price \$ 255,000.00
35242 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 8-28-13

Print Jennifer Banik

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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