

20130904000360220 1/4 \$92.00
Shelby Cnty Judge of Probate, AL
09/04/2013 02:22:34 PM FILED/CERT

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

Send Property Tax Notice to:
3360 Davey Allison Blvd
Hueytown, AL 35823

SPECIAL WARRANTY DEED

STATE OF AZ
COUNTY OF maricopa

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 CWALT, Inc., Alternative Loan Trust 2005-18CB, Mortgage Pass Through Certificates, Series 2005-18CB**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Western Properties, LLC** (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 DECEMBER 28, 2012 AT INSTRUMENT NUMBER 20121228000497710 AND RECORDED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.

Shelby County, AL 09/04/2013
State of Alabama
Deed Tax: \$69.00

IN WITNESS WHEREOF, I have caused these present to be executed in its name and on its behalf
as aforesaid, on this 23RD day of August, 2013.

The Bank of New York Mellon fka The Bank of New
York as Trustee for the Certificateholders of CWALT,
Inc., Alternative Loan Trust 2005-18CB, Mortgage
Pass Through Certificates, Series 2005-18CB BY:
BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING LP, AS ATTORNEY IN FACT

By: [Signature] (SEAL)
Name: Irene Carrillo
Title: AVP

Attested: _____ (SEAL)
Name: Todd Gabert
Title: AVP

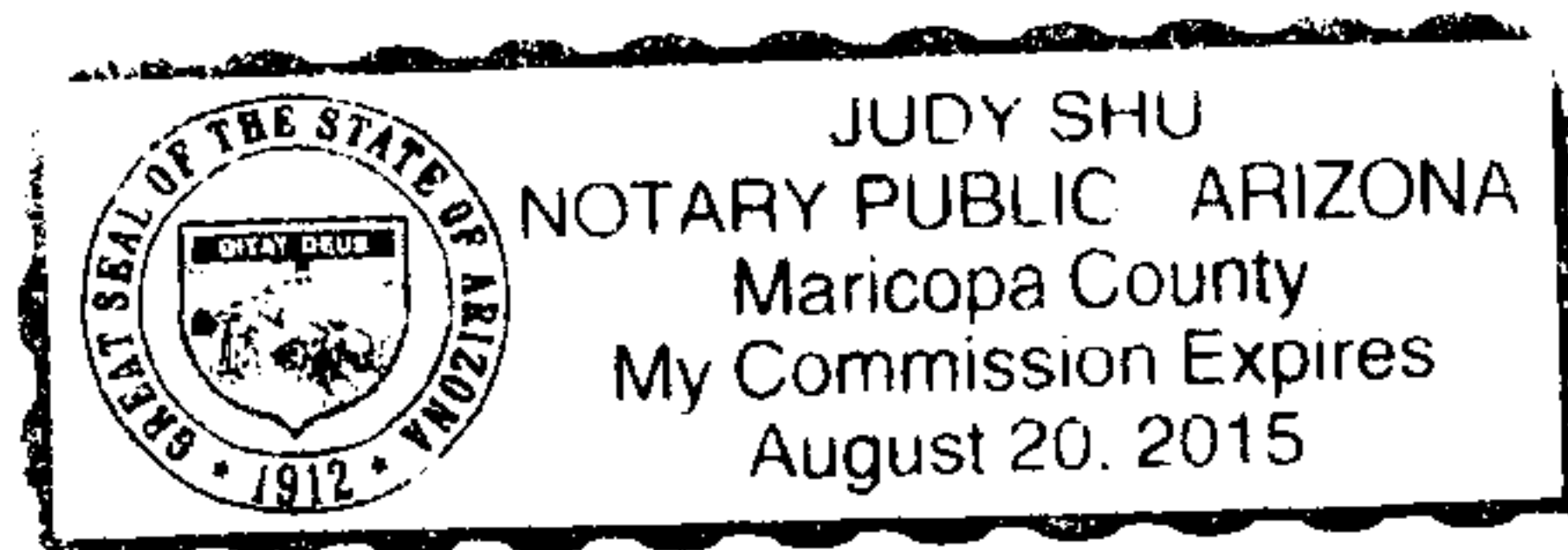
STATE OF AZ
COUNTY OF Maricopa

I, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify
that Irene Carrillo who is AVP of Bank of America, N.A., 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 CWALT, Inc., Alternative Loan Trust 2005-18CB, Mortgage Pass Through
Certificates, Series 2005-18CB by Bank of America, N.A. successor by merger to BAC Home Loans
Servicing, LP, as attorney in fact.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 23RD day of
August, 2013.

[Signature]
Notary Public Judy Shu

My Commission expires: August 20, 2015





20130904000360220 2/4 \$92.00
Shelby Cnty Judge of Probate, AL
09/04/2013 02:22:34 PM FILED/CERT

Exhibit "A"

Lot 8, 9, 10, and 11, Block 57, according to J.H. Dunston's Map of the Town of Calera, situated in Shelby County, Alabama. Less and except that property conveyed in Deed Book 2002-10151 being further described as follows: 27 feet of the Southern Boundary of Lot 11 approximately 150 feet wide. The boundary will be the fence at the Southern Boundary of Lot 11.

Twenty Four Month Chain of Title

Conveyance Deed from Thomas Landry and Angelo F. Salvo n/k/a Angela Landry husband and wife (Grantor) to The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT Inc., Alternative Loan Trust 2005-18CB, Mortgage Pass Through Certificates, Series 2005-18CB (Grantee) which was recorded on 12/28/2012.

Corrective Conveyance Deed from Kenneth Roy Davis II and wife, M. Lenise Davis (Grantor) to Thomas J. Landry an unmarried person, Angela F. Salvo an unmarried person (Grantee) which was recorded on 04/02/2003

Conveyance Deed from Kenneth Roy Davis II and wife, M. Lenise Davis (Grantor) to Thomas J. Landry an unmarried person, Angela F. Salvo an unmarried person (Grantee) which was recorded on 6/10/2002

Tax Parcel #: 28-5-16-3-003-025.000



20130904000360220 3/4 \$92.00
Shelby Cnty Judge of Probate, AL
09/04/2013 02:22:34 PM 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 fka
The Bank of New York as Trustee
for the Certificateholders of CWALT
Inc., Alternative Loan Trust
2005-18CB, Mortgage P

Grantee's Name Western Properties, LLC

Mailing Address 400 National Way
Simi Valley, CA 93065

Mailing Address

3360 Davey Allison Blvd.
Birmingham, AL 35223

Property Address 1853 6th Ave
Calera, AL 35040

Date of Sale August 27, 2013

Total Purchase Price \$69,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$



20130904000360220 4/4 \$92.00
Shelby Cnty Judge of Probate, AL
09/04/2013 02:22:34 PM FILED/CERT

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 - The Bank of New York Mellon fka The Bank of New York as Trustee for the
Certificateholders of CWALT Inc., Alternative Loan Trust 2005-18CB, Mortgage P, 400 National Way, Simi Valley,
CA 93065.

Grantee's name and mailing address - Western Properties, LLC, , .

Property address - 1853 6th Ave, Calera, AL 35040

Date of Sale - August 27, 2013.

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 with 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: August 27, 2013

Sign

Agent