



20131017000412500 1/4 \$94.50
Shelby Cnty Judge of Probate, AL
10/17/2013 09:28:01 AM FILED/CERT

Commitment Number: 3093286

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:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-3-05-0-001-012.004

SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York, as Trustee of the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-7, whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor, for \$70,500.00 (Seventy Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **James Clark and Tracy Clark**, hereinafter grantees, whose tax mailing address is **792 MERLIN DRIVE, CALERA, AL 35040**, the following real property:

✓ husband and wife

All that certain parcel of land situate in the County of Shelby and State of Alabama, being known and designated as follows: Lot 5, according to the Survey of Round Table Subdivision, as recorded in Map Book 7, Page 38, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Janis M. Parks, an unmarried woman to The Bank of New York Mellon fka The Bank of New York, as Trustee of the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-7, as described in Deed Inst. # 20120306000079120, Dated 01/11/2012, Recorded 03/06/2012 in SHELBY County Records.

Property Address is: 792 MERLIN DRIVE, CALERA, AL 35040.

Shelby County, AL 10/17/2013
State of Alabama
Deed Tax: \$70.50

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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: **20120305006079120**

The Grantee (s), or purchaser (s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.



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Executed by the undersigned on May 22, 2013:

The Bank of New York Mellon fka The Bank of New York, as Trustee of the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-7, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Servicer and Attorney in Fact

By: 


Name: Stephanie Allen

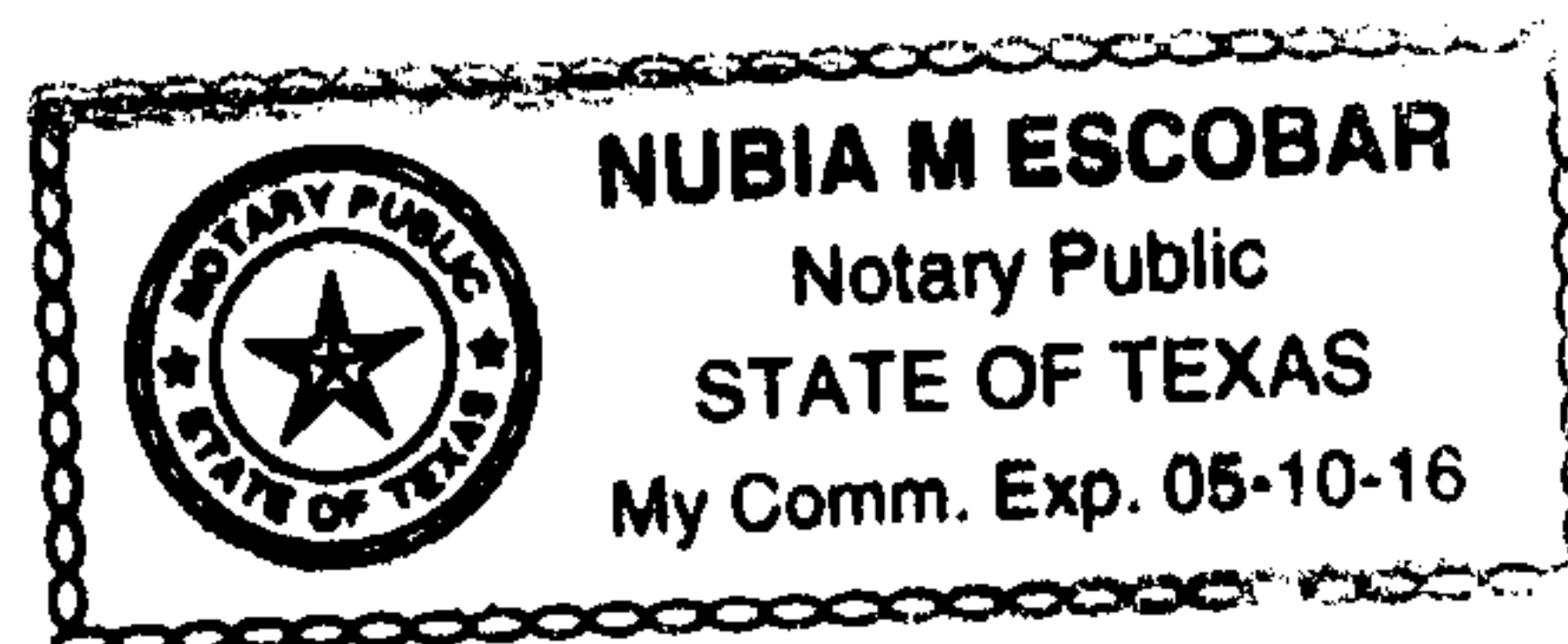
Its: Assistant Vice President

STATE OF TEXAS
COUNTY OF COLLIN
Nubia M Escobar

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Stephanie Allen its Assistant Vice President, on behalf of the Grantor **The Bank of New York Mellon fka The Bank of New York, as Trustee of the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-7, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Servicer and Attorney in Fact** 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 Assistant Vice President 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 an official seal this 22nd day of May, 2013


Notary Public Nubia M Escobar



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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
of the Certificateholders of
CWABS Inc., Asset-Backed
Certificates, Series 2007-7
Mailing Address 2375 N. Glenville Drive (Mail
Code: TX 983-01-01), Richardson,
TX 75082

Grantee's Name JAMES CLARK and TRACY
CLARK

Mailing Address 792 MERLIN DRIVE, CALERA,
AL 35040

Property Address 792 MERLIN DRIVE, CALERA,
AL 35040

Date of Sale
Total Purchase Price \$70,500.00
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
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 10/10/13

Print Violet Musgrave

Sign Violet Musgrave

☒ Unattested

Jana Southwick
(verified by)

(Grantor/Grantee/Owner/Agent) circle one