

Return To and Prepared By:
Karen Mascy, Esq.
Closing Department
Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181


20131119000453730 1/3 \$79.00
Shelby Cnty Judge of Probate, AL
11/19/2013 01:39:44 PM FILED/CERT

STATE OF Texas

COUNTY OF Dallas

QUITCLAIM DEED

THIS INDENTURE, dated 11/8/2013, between **The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-2CB, Mortgage Pass-Through Certificates, Series 2006-2CB**, 2375 N. Glenville Dr. Richardson, TX 75082 as party of the first part, hereinafter called "Grantor", and **John R. Dudley** 209 West Sterrett St., Columbiana, AL 35051 as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, where the context requires of permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$57,750.00 and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property, to wit:

Lot 35, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58 and amended map recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama. Surface rights only.

For informational purposes only property address: 10225 Hwy 22 Calera, AL 35040

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

The last deed was filed for record in Instrument No. 20130829000352640 in the Resister of Deeds Office of Shelby County Alabama.

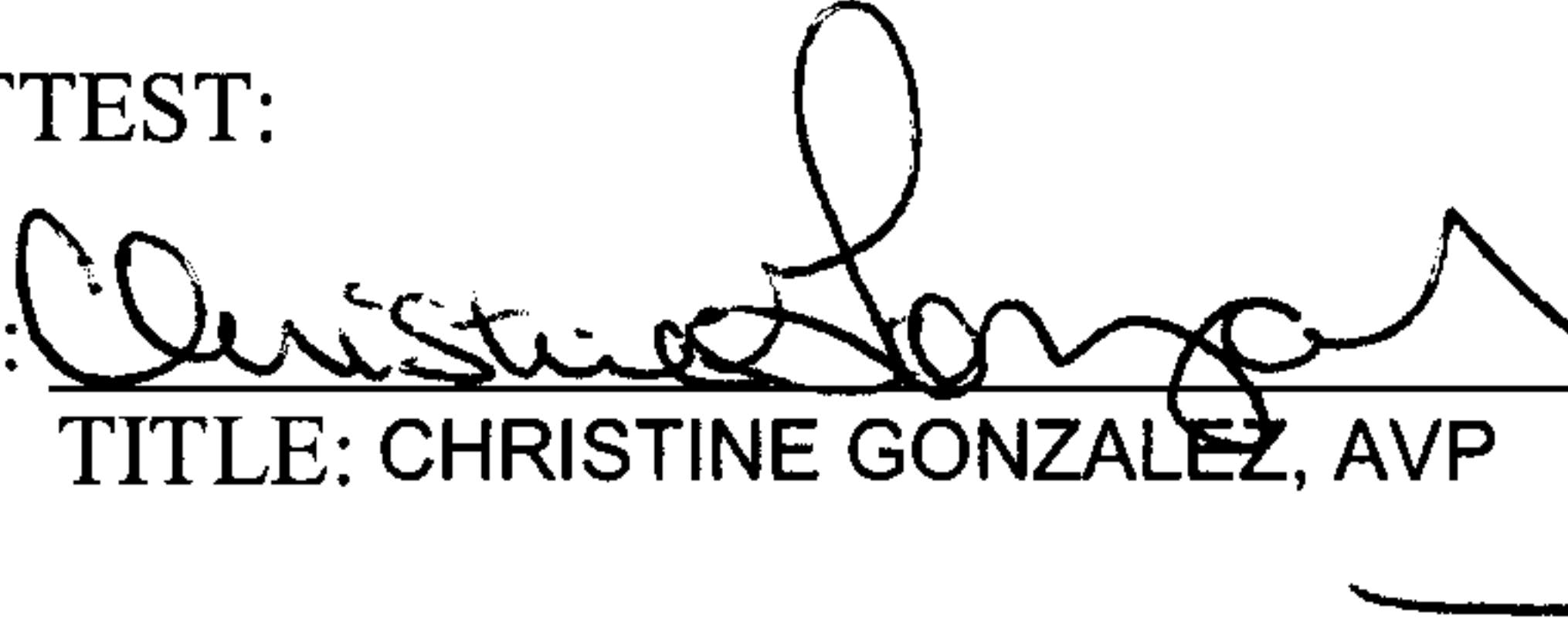
Shelby County, AL 11/19/2013
State of Alabama
Deed Tax: \$58.00

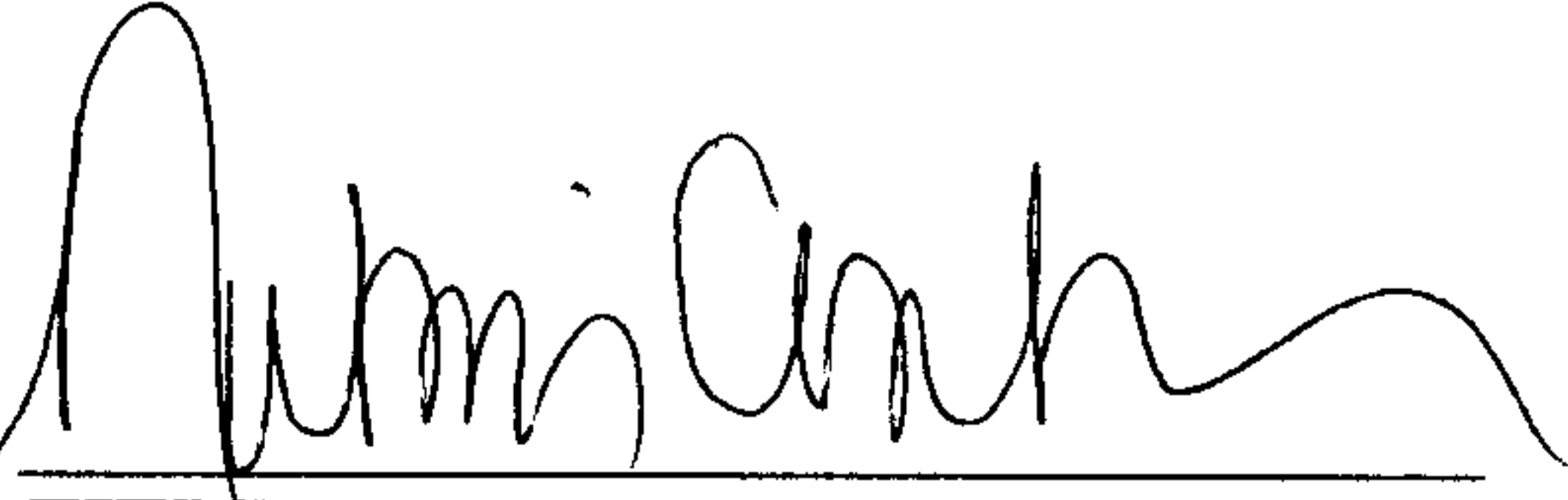
IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-2CB, Mortgage Pass-Through Certificates, Series 2006-2CB has caused this conveyance to be executed in its name by its undersigned officer(s), this 6TH day of NOVEMBER, 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 2006-2CB, Mortgage Pass-Through Certificates, Series 2006-2CB ***

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as attorney in fact

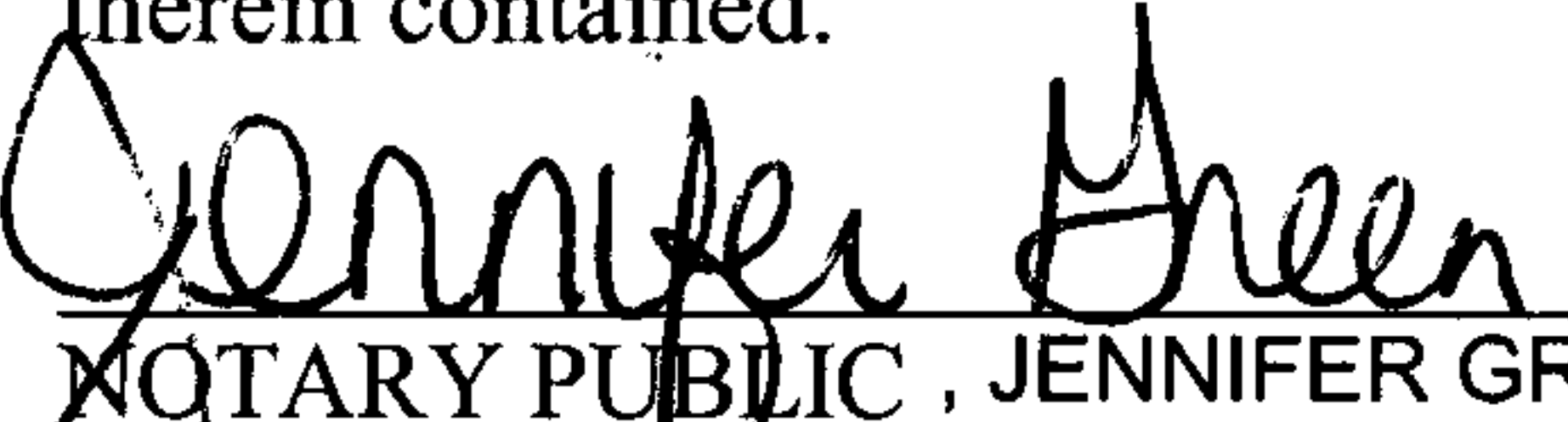
ATTEST:

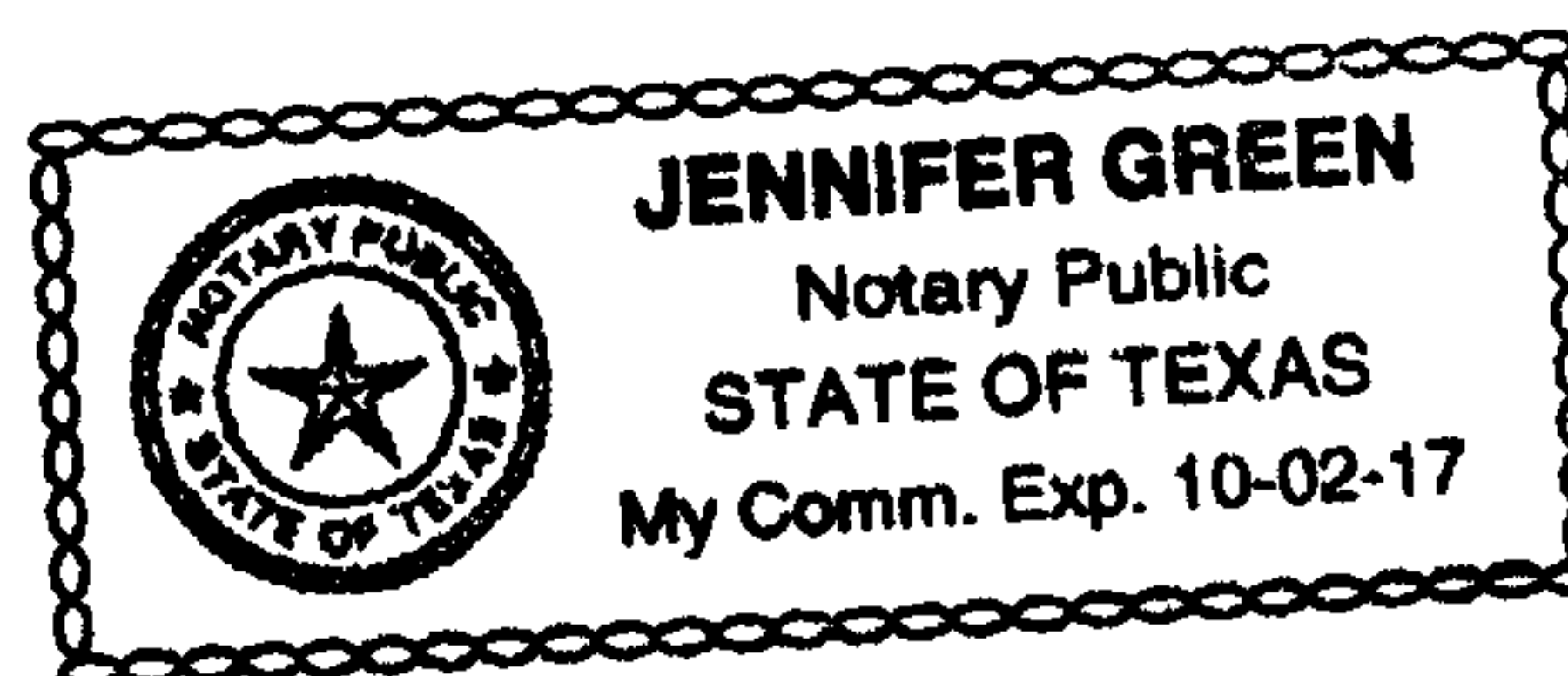
By: 
TITLE: CHRISTINE GONZALEZ, AVP

By: 
TITLE: NUBIA ESCOBAR, AVP

(Corporate Seal)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CHRISTINE GONZALEZ and NUBIA ESCOBAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the AVP and AVP of **BANK OF AMERICA, N.A.**, the within named bargainor, a corporation, and that he or she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained.


NOTARY PUBLIC, JENNIFER GREEN
My commission expires: 10/2/17
(NOTARY SEAL)



***Executed pursuant to the POA recorded at Instrument No. 2012073000274450, in Shelby County, AL


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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
Mailing Address 2375 N Glenville Dr
Richardson, TX 75082

Grantee's Name John R. Dudley
Mailing Address 209 West Sterrett St.
Columbiana, AL 35051

Property Address 10225 Highway 22
CALERA, AL 35040

Date of Sale 11/8/2013

Total Purchase Price \$ 57,750.00

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

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 11/14/13

Print

Bill Stamen

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1