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20131121000456850 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/21/2013 11:48:55 AM FILED/CERT

WARRANTY DEED

VA Form 26-6400-Revised May 1980  
Use optional Section 1810, Title 38 U.S.C.

ALABAMA

THE STATE OF ALABAMA     )  
SHELBY COUNTY.             )

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust, Certificates, Series 2005-R1, whose principal place of business is located at 5401 N. Beach Street, Ft. Worth, TX 76137, hereinafter called Grantor, for One Hundred Thirty Two Thousand, One Hundred Ninety Five dollars and no/100 (\$132,195.00) the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, whose address is 9500 Bay Pines Blvd. St. Petersburg, Florida 33708, hereinafter called Grantee, and his successors in such office, as such, and his/her or their assigns, the following-described property, situated in the County of Shelby, Alabama, to wit:

**LOT 90, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS: 1970 Chandaway Drive Pelham, AL 35124**

The property conveyed herein is conveyed subject to outstanding rights of redemption and subject to all easements and restrictions of record and ad valorem taxes not due or payable on the date hereof.

The Grantor also assigns and transfers to the Grantee herein all of said Grantor's claim and notes, and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, and his/her successors in such office, as such, and his/her or their assigns forever, Grantor hereby covenants with the said Grantee and his/her successors in such office, as such, and his/her or their assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warrant and defend the premises to the said Grantee and his/her successors in such office, as such, and his/her or their assigns forever, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its Assistant Vice President, and attested by its Assistant Vice President, both thereunto duly authorized, and its corporate seal to be affixed all on this the 28 day of October, 2013.

[CORPORATE SEAL]

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust, Certificates, Series 2005-R1  
By: "Bank of America, NA as Attorney-In-Fact"

Dana Nicole Foster 10/28/13  
(Attesting Official)  
Dana Nicole Foster  
Its Assistant Vice President (AVP)

BY: Gene R. Miller Jr 10/28/13  
(Executing Official)  
Gene R. Miller Jr  
Its Assistant Vice President (AVP)

ACKNOWLEDGMENT

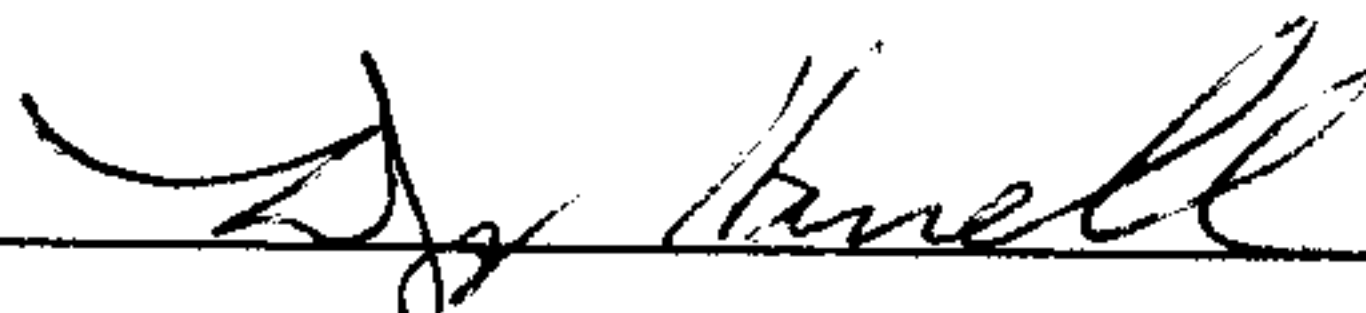
State of Pennsylvania

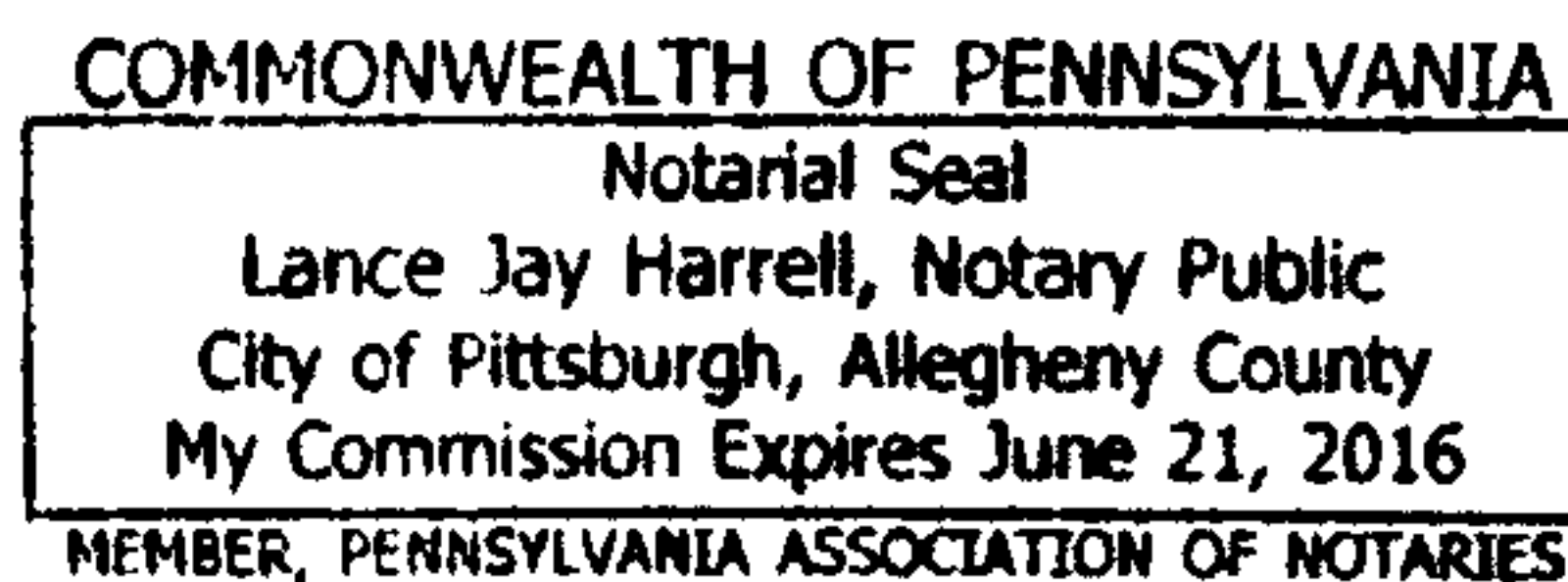
County of Allegheny

On 10/28/13 before me, Lance Jay Harrell, personally appeared Gene R Miller Jr and Dana Nicole Foster, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



=====

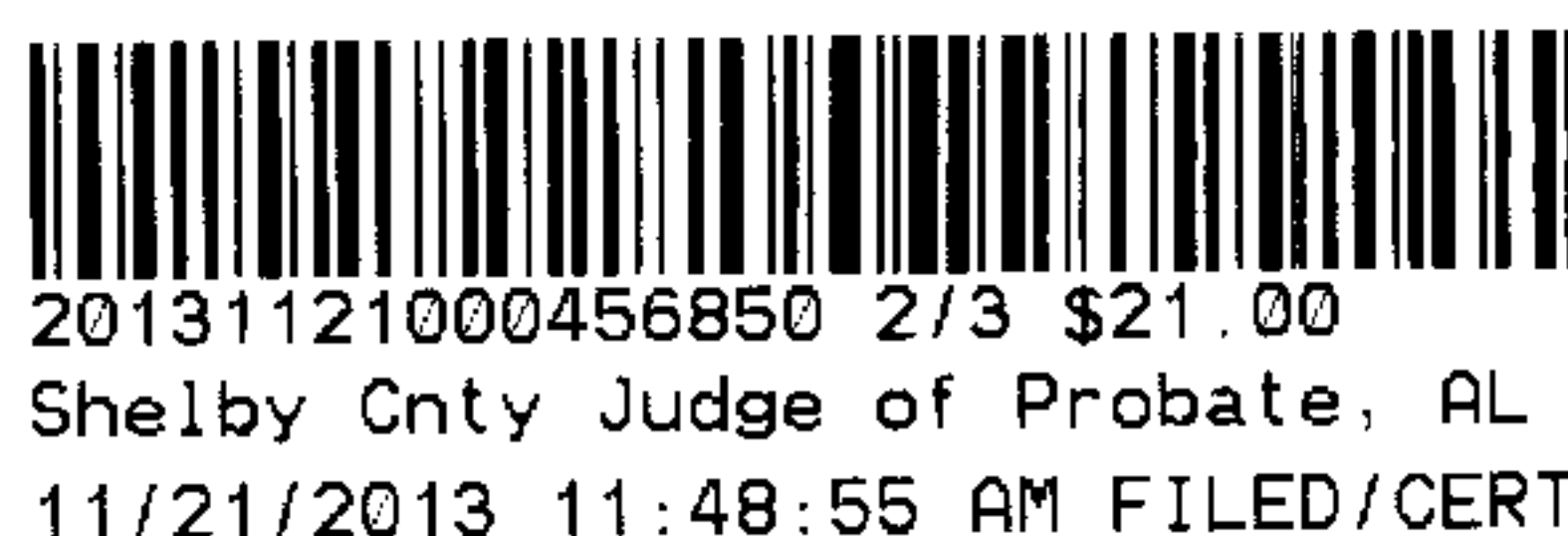
GRANTEE'S ADDRESS:  
Secretary of Veterans Affairs,  
An Officer of the United States of America  
9500 Bay Pines Blvd  
St. Petersburg, Florida 33708

GRANTOR'S ADDRESS:  
Bank of America NA  
5401 N Beach Street  
Ft. Worth, TX 76137

This instrument prepared by:

William S. McFadden  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172  
2474-6886

Page 2 of 2  
1970 Chandaway Drive Pelham, AL 35124  
Warranty Deed





## 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 America, N.A.  
Mailing Address 5401 N. Beach Street  
Ft. Worth, TX 76137

Grantee's Name Secretary of Veterans Affairs  
Mailing Address 9500 Bay Pines Blvd  
St. Petersburg, FL 33708

Property Address 1970 Chandaway Dr.  
Pelham, Alabama 35124

Date of Sale October 28, 2013  
Total Purchase Price \$ 132,195.00

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 Warranty Deed

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 to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or 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 11/4/13

Print William S. McFadden

Sign (Signature) (Attorney)  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

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