

Shelby County, AL 12/26/2013  
State of Alabama  
Deed Tax: \$43.50

Commitment Number: 3215123

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, 23215123

FNF's National Lender Platform

1200 Cherrington Parkway

Moon Township, PA 15108

\* The mortgage is paying \$281,410  
of the \$434,900 consideration  
on deed

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09-2-09-0-008-012.000**

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### **SPECIAL WARRANTY DEED**

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT Inc., Alternative Loan Trust 2007-25, Mortgage Pass-Through Certificates, Series 2007-25, whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor, for \$434,900.00 (Four Hundred Thirty Four Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **GEORGE A. HARRELL and CSILLA HARRELL, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter grantees, whose tax mailing address is 224 SALISBURY CIRCLE, BIRMINGHAM, AL 35242, the following real property:

Situated in Shelby County, Alabama, to-wit: Lot 2112A, a Resurvey of Lots 2112, 2113, and 2114 Highland Lakes 21st Sector Phase 1 & Phase II an Eddleman Community, as recorded in Map Book 32, Page 110 in the Office of the Judge of Probate of Shelby County, Alabama;

Together with nonexclusive easement to use the private roadways, common area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument Number 1994-07111 and amended in Instrument Number 1996-17543 and further

amended in Instrument Number 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase 1 & 11, recorded in Instrument Number 20020716000332740 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

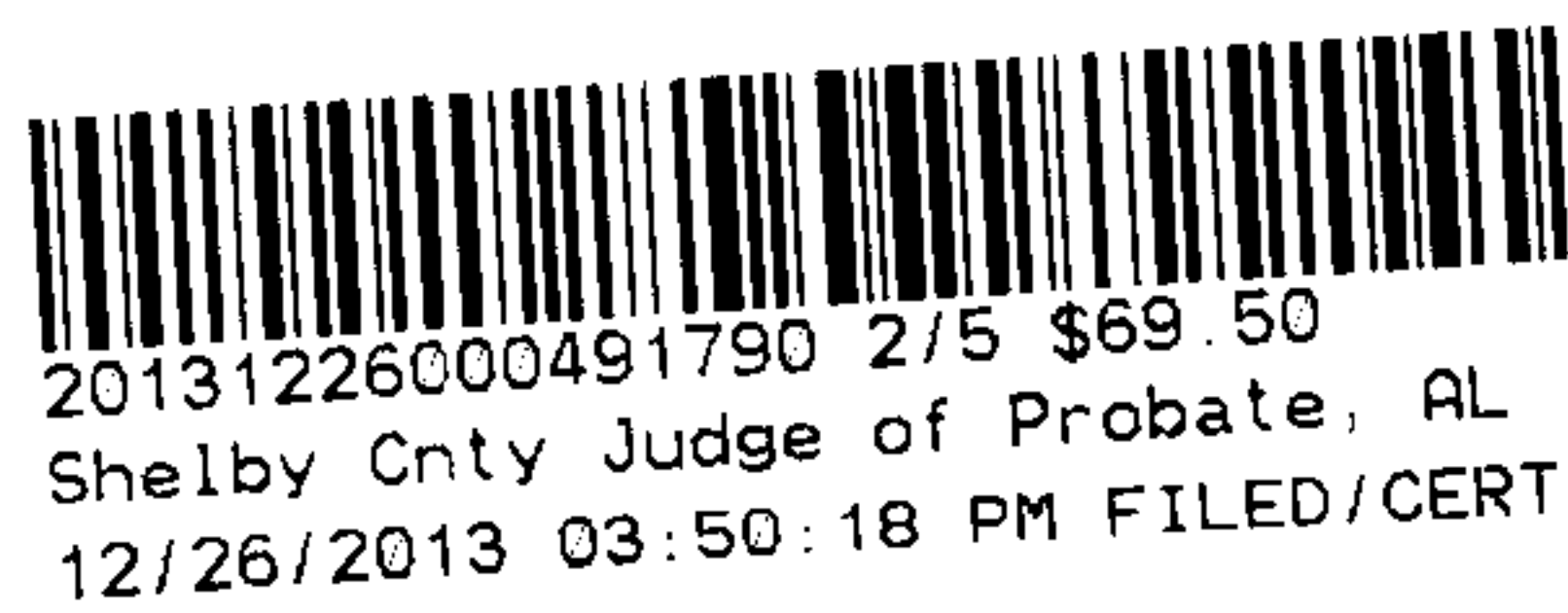
Being the same property as conveyed from Aaron Nelson of AMN Auctioneering, LLC, as Auctioneer to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT Inc., Alternative Loan Trust 2070-25, Mortgage Pass-Through Certificates, Series 2007-25, as described in Document No. 20130730000308310, Dated 07/25/2013, Recorded 07/30/2013 in Shelby County Records.

**Property Address is: 224 SALISBURY CIRCLE, BIRMINGHAM, AL 35242**

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.





Executed by the undersigned on November 1, 2013:

**The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT Inc., Alternative Loan Trust 2007-25, Mortgage Pass-Through Certificates, Series 2007-25, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact**

By: Stephanie Allen

Name: Stephanie Allen

Its: Assistant Vice President

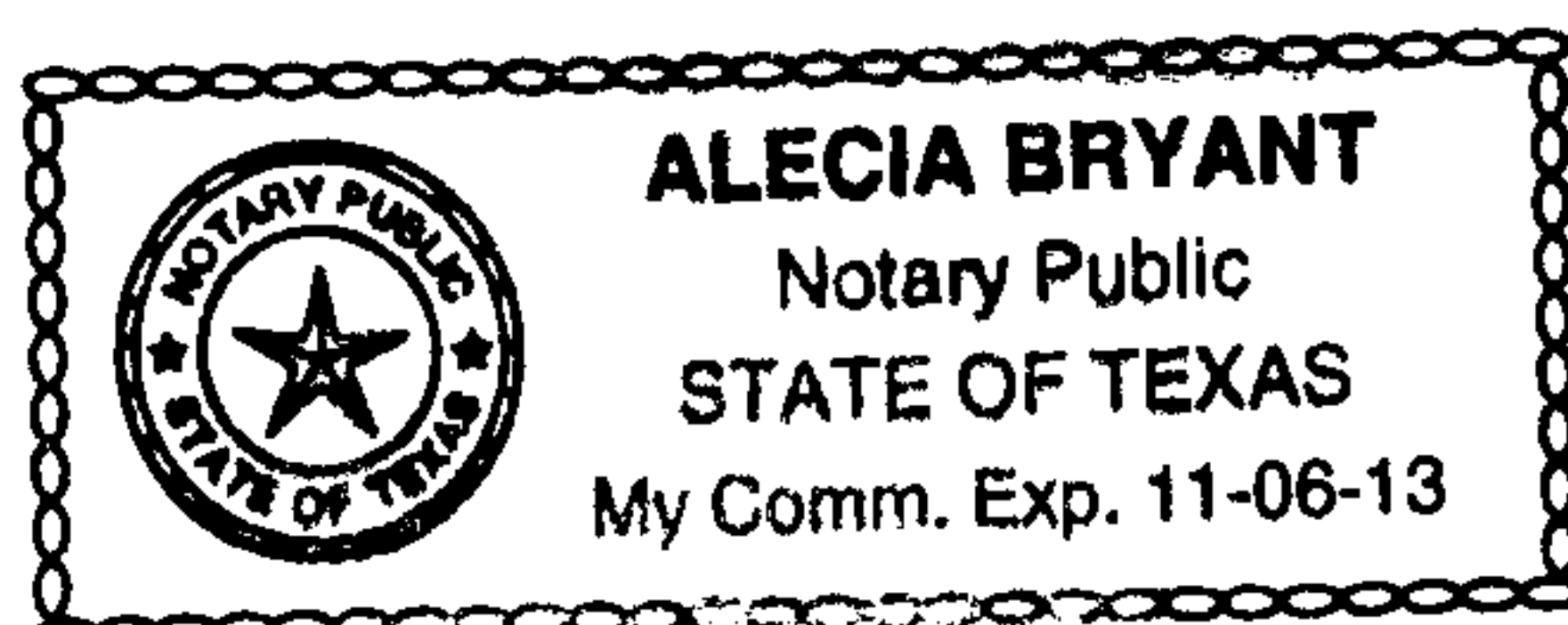
A Power of Attorney relating to the above described property was recorded on \_\_\_\_\_ at Instrument \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DALLAS

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 for the Certificateholders of CWALT Inc., Alternative Loan Trust 2007-25, Mortgage Pass-Through Certificates, Series 2007-25, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as 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 1st day of October, 2013



Alecia Bryant  
Notary Public Alecia Bryant

20131226000491790 3/5 \$69.50  
Shelby Cnty Judge of Probate, AL  
12/26/2013 03:50:18 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 2007-25, Mortgage Pass-  
Through Certificates, Series 2007-  
25  
Mailing Address 2375 N. Glenville Drive (Mail  
Code: TX 983-01-01), Richardson,  
TX 75082

Grantee's Name GEORGE A. HARRELL and  
CSILLA B. HARRELL

Mailing Address 224 SALISBURY CIRCLE,  
BIRMINGHAM, AL 35242

Property Address 224 SALISBURY CIRCLE,  
BIRMINGHAM, AL 35242

Date of Sale 11-1-13

Total Purchase Price \$434,900.00

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 11/1/2013

Print

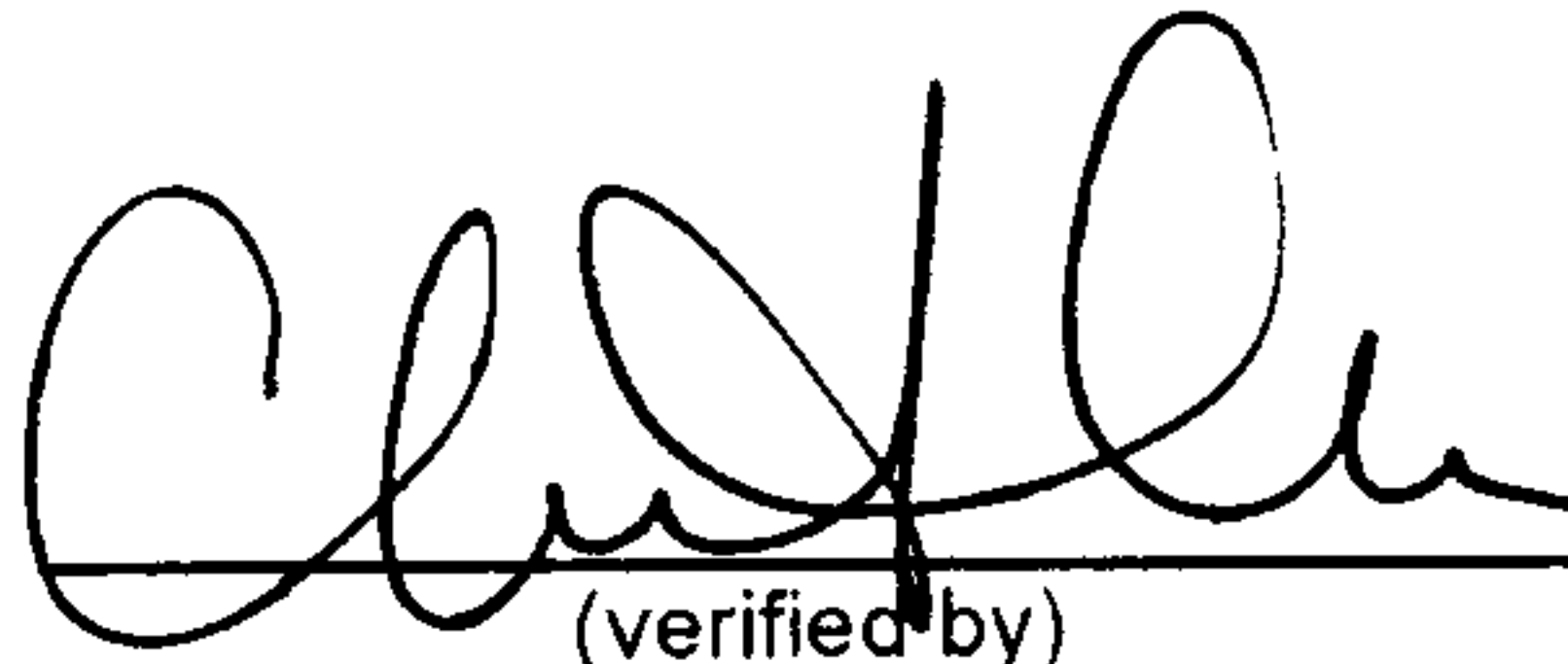
Stephanie Allen, AP



20131226000491790 4/5 \$69.50  
Shelby Cnty Judge of Probate, AL  
12/26/2013 03:50:18 PM FILED/CERT

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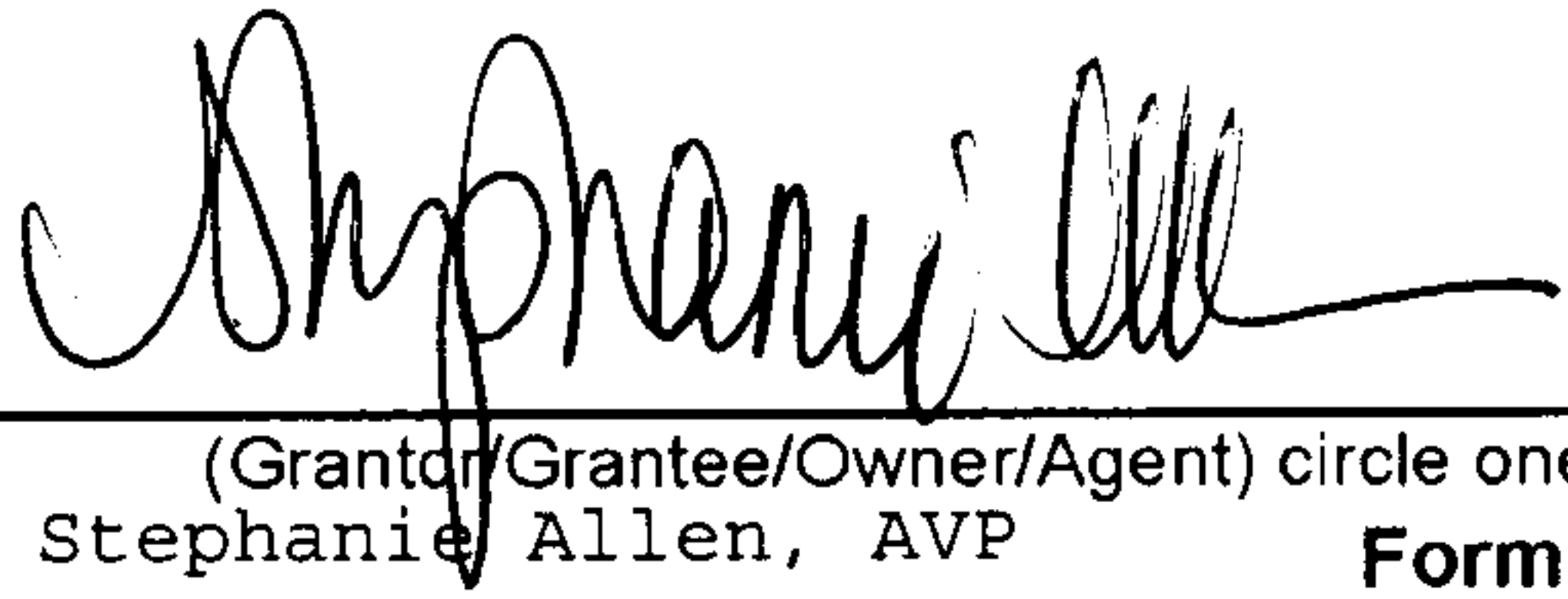
Unattested



(verified by)

Christa McClure

Sign



(Grantor/Grantee/Owner/Agent) circle one  
Stephanie Allen, AVP

Form RT-1



20131226000491790 5/5 \$69.50  
Shelby Cnty Judge of Probate, AL  
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