

20131227000492690 1/3 \$151.00
Shelby Cnty Judge of Probate, AL
12/27/2013 10:10:26 AM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
1 Independence Plaza, Suite 416
Birmingham, AL 35209
ALQ-131000441S

Send Property Tax Notice to:

2526 Valleydale Rd
Bham AL
35244

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty One Thousand and 00/100 Dollars (\$131,000.00) cash in hand paid to

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-9

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Byrom Building Corp.

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 26, according to the survey of Second Addition to Riverchase West, as recorded in Map Book 7, Page 59 in the Probate Office of Shelby County, Alabama.

Property Address: 1912 Crossvine Road, Hoover, AL 35244

Source of Title: Instrument #20130422000161110

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed 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 as evidenced by a Foreclosure Deed recorded in Instrument #20130422000161110.

_____ of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

Property Address: 1912 Crossvine Road, Hoover, AL 35244
AL_SpecialWarrantyDeed.rdw

ALQ-131000441S

Shelby County, AL 12/27/2013
State of Alabama
Deed Tax: \$131.00

IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-9, has caused these present to be executed in its name and on its behalf as aforesaid, on this 10 day of DECEMBER, 2013.

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-9
By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, its Attorney in Fact

By:  (Name)
CHRISTA MCCLURE
Its: ASST VICE PRESIDENT (Title)

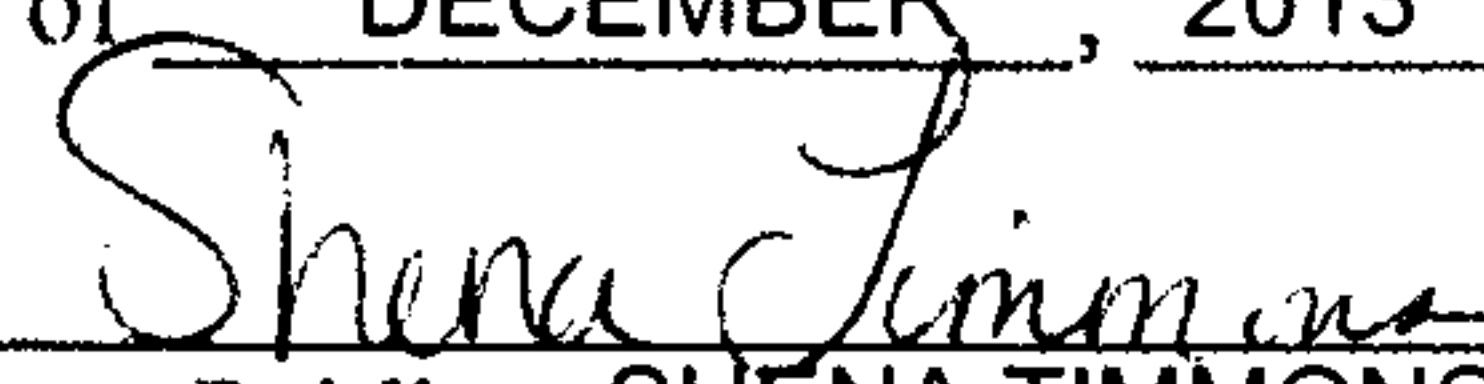
State of TEXAS
County of DALLAS

I, SHENA TIMMONS, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that CHRISTA MCCLURE,
ASST VICE PRESIDENT of

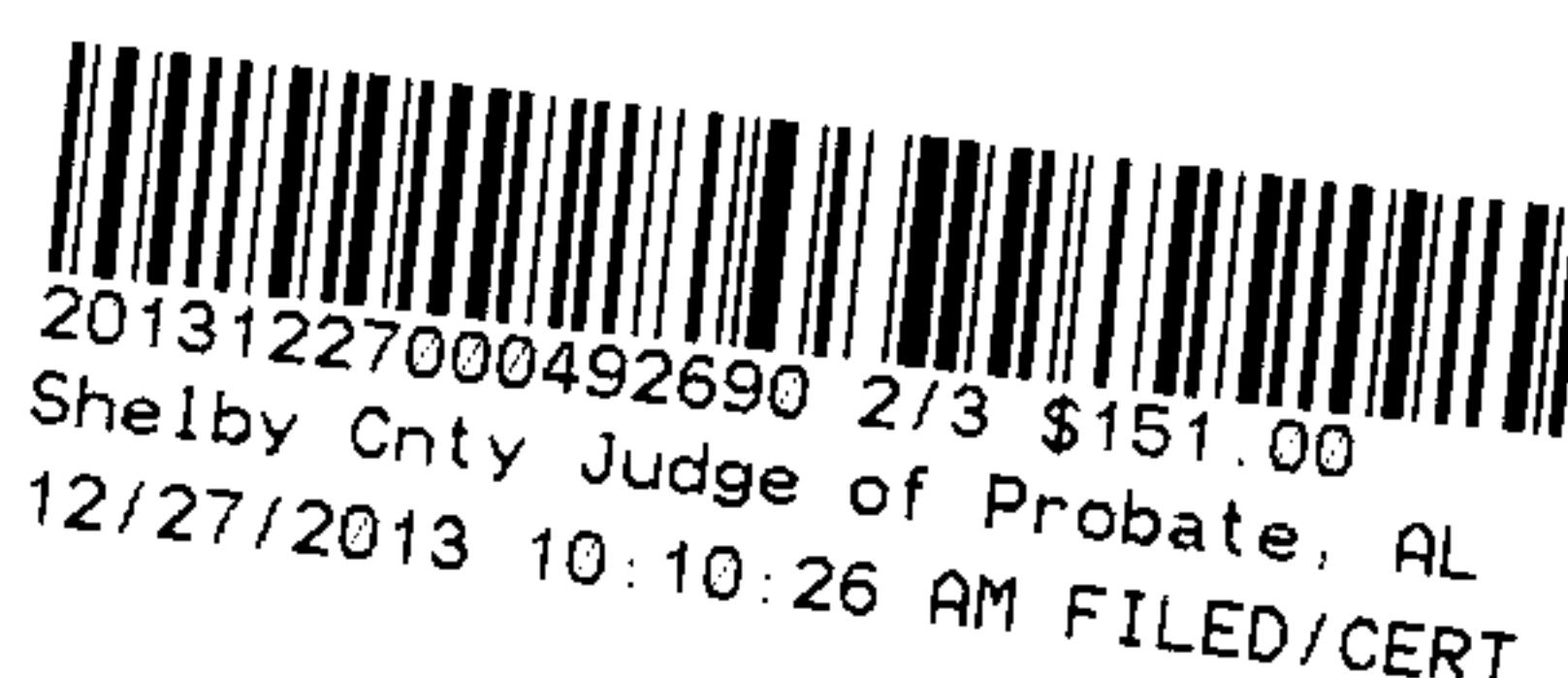
BANK OF AMERICA, N.A., whose name as Attorney-in-Fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-9, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10 day of DECEMBER, 2013.




Notary Public SHENA TIMMONS
My Commission Expires: 01/12/2017
[Seal]

Reference:
1912 Crossvine Road
Hoover, AL, 35244



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
Mailing Address 2375 N. Glenville Dr
Richardson TX
75052

Grantee's Name Byron Building Corp
Mailing Address 2526 Valleydale Rd
Bham AL 35244

Property Address 1912 Crossvine Rd
Hoover AL
35244

Date of Sale 12-18-13
Total Purchase Price \$ 131,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 12-20-13

Print Dawn Collier

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)