

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt, P.C. 2311 Highland Avenue South Birmingham, Alabama 35205 Send Tax Notice to:
Jacqueline B. Washington
Robert N. Washington

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Eighty-Six Thousand And 00/100 Dollars (\$286,000.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificate holders of CWABS, Inc. Asset-Backed Certificates, Series 2005-6, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jacqueline B. Washington, and Robert N. Washington, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 514, according to Riverchase Country Club, 12th Addition, as recorded in Map Book 8, Page 140, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

- Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
- 3. 40-foot minimum building setback line as reserved and shown on recorded map.
- Easement/right-of-way to Alabama Power Company as recorded in Deed Book 350, Page 924 and Book 55, Page 175;.
- Restrictive covenant as recorded in Misc. Book 14, Page 536; amended in Misc. Book 17, Page 550; and Deed Book 352, Page 602.
- 6. Mineral and mining rights as recorded in Deed Book 127, Page 140.40-foot minimum building setback line as reserved and shown on recorded map.
- 7. 10-foot easement along rear lot line as shown on recorded map.
- Agreement with Alabama Power Company for Underground Residential Distribution recorded in Misc. Book 55. Page 176
- 9. Restrictions as shown on recorded plat.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20130604000227510, in the Probate Office of Shelby County, Alabama.

\$\frac{228,800.00}{\text{simultaneously herewith.}}\$ of the above consideration was paid from the proceeds of a mortgage loan closed

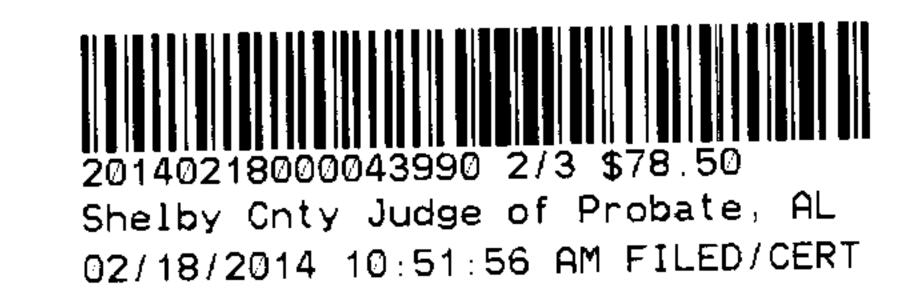
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

N WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 05
lay of January , 2014. February
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The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificate
nolders of CWABS, Inc. Asset-Backed Certificates, Series 2005-6
By: Wh. 1
By: Bank of America, N.A., successor by merger to BAC Home Loans
Servicing, LP as attorney in fact
Name: William Owens
A 7 7 Th
Title:AVP
STATE OF Texas
COUNTY OF Dallas
, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
William Owens, a ryotary rabble in and for said country, in said State, hereby certify that
America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney in Fact for
The Bank of New York Mellon FKA The Bank of New York as trustee for the Certificate
nolders of CWABS, Inc. Asset-Backed Certificates, Series 2005-6, a corporation, is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
nformed of the contents of the conveyance, he/she, as such officer and with full authority,
executed the same voluntarily for and as the act of said Corporation, acting in its capacity as
Attorney in Fact as aforesaid.
February
February Given under my hand and official seal, this the <u>05</u> day of January, 2014.
NOTARY PUBLIC Christa Mc Clure
My Commission expires: August 29, 2016
AFFIX SEAL
ALLIA SEAL

2013-001685





Real Estate Sales Validation Form

This Document must be filled out in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address:	e: The Bank of New York Mellon Fl 2375 N. Glenville Drive, Richards 75082		anTeustaequerlithe Belindistriteghondend & 666 MANBSW habin 2ston 1121 Lakeridge Drive, Hoover, AL 35244	
Property Address:1121 Lakeridge Drive Hoover, AL 35244		Date of Sale:	13th day of February, 2014	
		Total Purchase Price:	\$286,000.00	
		or Actual Value:	\$	
		or Assessor's Market Value	e:\$	
- -	orice or actual value claimed on this f documentary evidence is not requir	form can be verified in the fo	ollowing documentary evidence: (check one)	
Bill of Sal X Sales Conf Closing St	tract			
If the conveyand form is not req	-	ion contains all of the require	d information referenced above, the filing of this	
	<u></u>	Instructions		
Grantor's name mailing addres	•	name of the person or persons	s conveying interest to property and their current	
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).				
•	t any false statements claimed on thi		n this document is true and accurate. I further osition of the penalty indicated in Code of Alabama	
Date: February	12, 2014	Print: -	Tricia Hickor Closing Coordinator Jefferson Title Corp.	
Unatteste	d(verified by)	Sign:	(Grantor/Grantee/Owner(Agent) circle one	
	(verified by)		Form DT.1	

Form RT-1

