


Prepared By and Return To:
LandCastle Title, LLC
Attn: Paul Kemp
One Independence Plaza, Ste. 416
Birmingham, AL 35209

Send Property Tax Notice to:

712 Shelby Forest Trail

Chelsea, AL 35043

Order No.: AL-052-00009-14-PUR


20140320000077730 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
03/20/2014 02:00:08 PM FILED/CERT

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 Ten Thousand And No/100 Dollars (\$110,000.00) cash in hand paid to **The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1** (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **John Anthony Myers and Kayla Myers, as joint tenants** (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 301, according to the survey of Shelby Forest Estates, 3rd Sector as recorded in Map Book 24, Page 48 in the Probate Office of Shelby County, Alabama.

Source of Title: Foreclosure Deed recorded on November 21, 2013 as Instrument Number 20131121000457880.

The subject property **is not** the homestead of the Grantor(s).

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

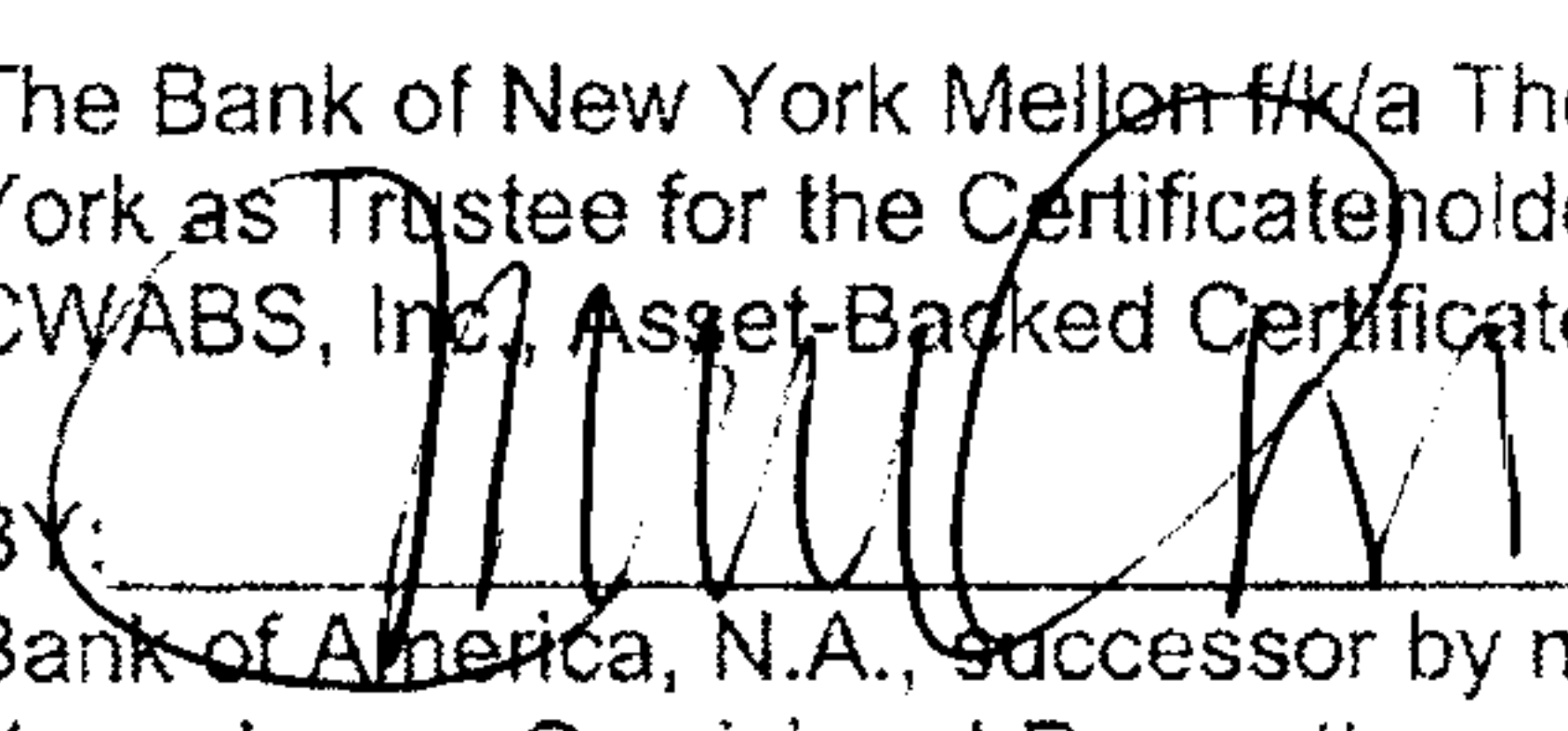
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded as Instrument Number 20131121000457880.

\$104,500.00 of the consideration was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1 has caused these presents to be executed in its name and on its behalf as aforesaid, on this the 14th day of March, 2014.

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1

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

Judy Shu, Assistant Vice President

Shelby County, AL 03/20/2014
State of Alabama
Deed Tax: \$5.50

Deed (Special Warranty - AL)
Servicer Loan No.:
Property Address: 712 Shelby Forest Trail
Chelsea, AL 35043

AL-052-00009-14-PUR

State of AZ

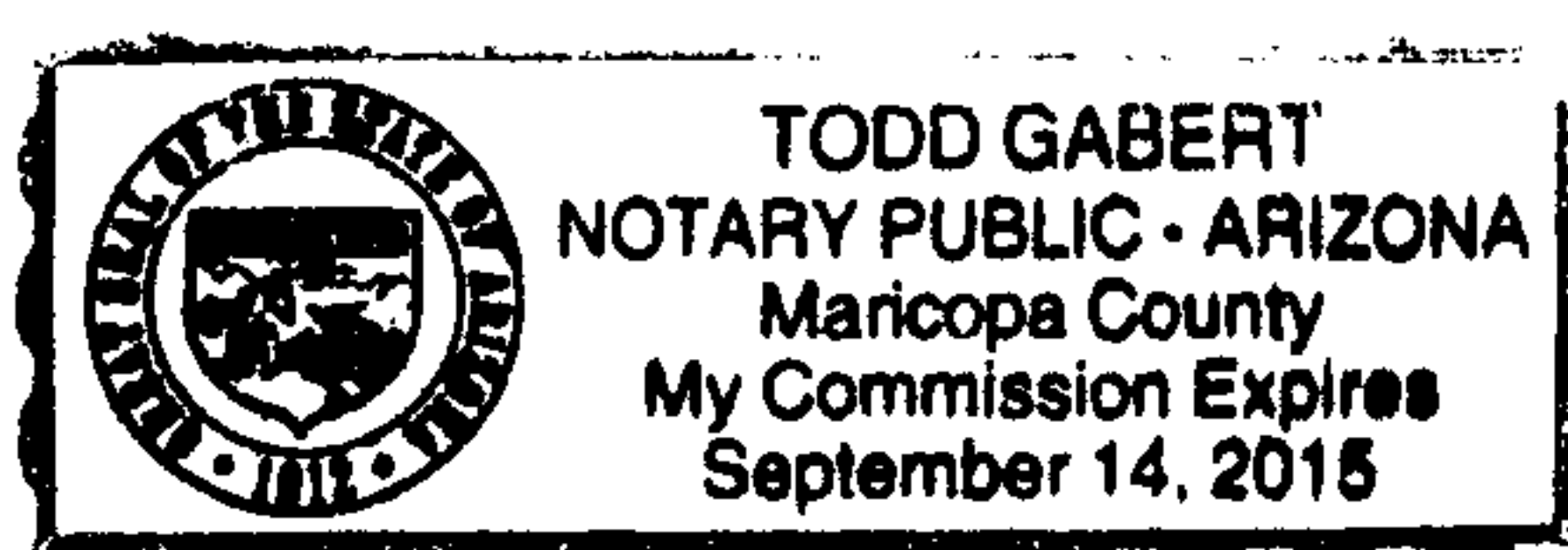
County of MARICOPA

I, Todd Gabert, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Judy Shu, Assistant Vice President of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact, whose name as Attorney-in-Fact for The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1, 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 the 3 day of February, 2014.

Notary Public Todd Gabert
My Commission Expires: 9/14/15

[Notary Seal]



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Servicer Loan No.:
Property Address: 712 Shelby Forest Trail
Chelsea, AL 35043

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 NY
Mailing Address 2375 N Colville Dr
Richardson TX
75052

Grantee's Name John Anthony Myers
Mailing Address Kala Myers
1103 Summerchase Dr
Hoover AL 35244

Property Address 712 Shelby Forest Tr
Chelsea AL
356043

Date of Sale 3-18-14

Total Purchase Price \$ 110,000.00

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 3-18-14

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one