



20140709000206970 1/4 \$25.50
Shelby Cnty Judge of Probate, AL
07/09/2014 08:17:03 AM FILED/CERT

Commitment Number: 3248299

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, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

Mortgage loan 09-7-36-1-006-026.000

115 862.00

SPECIAL WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26, whose mailing address is 2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224, hereinafter grantor, for \$118,000.00 (One Hundred Eighteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to AUNDRIA GARRETT, hereinafter grantee, whose tax mailing address is 2021 PRESTON LANE, CHELSEA, AL 35043, the following real property:

**revised*

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows:

Lot 6-107, according to the map and survey of Chelsea Park 6th Sector, as recorded in Map Book 37, page 13 in the office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from CYNTHIA WILLIAMS, AUCTIONEER to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26, as described in Inst No. 20140228000055280, Recorded 02/28/2014 in SHELBY County Records.

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$2.50

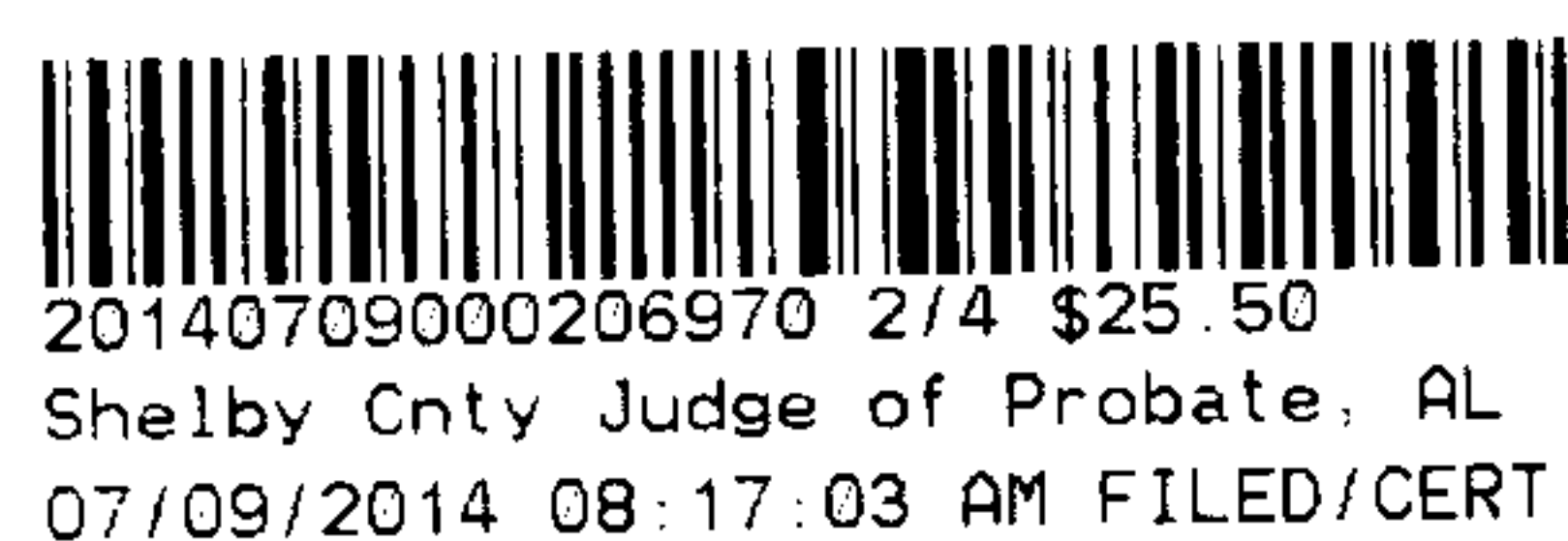
Property Address is: 2021 PRESTON LANE, CHELSEA, AL 35043

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.

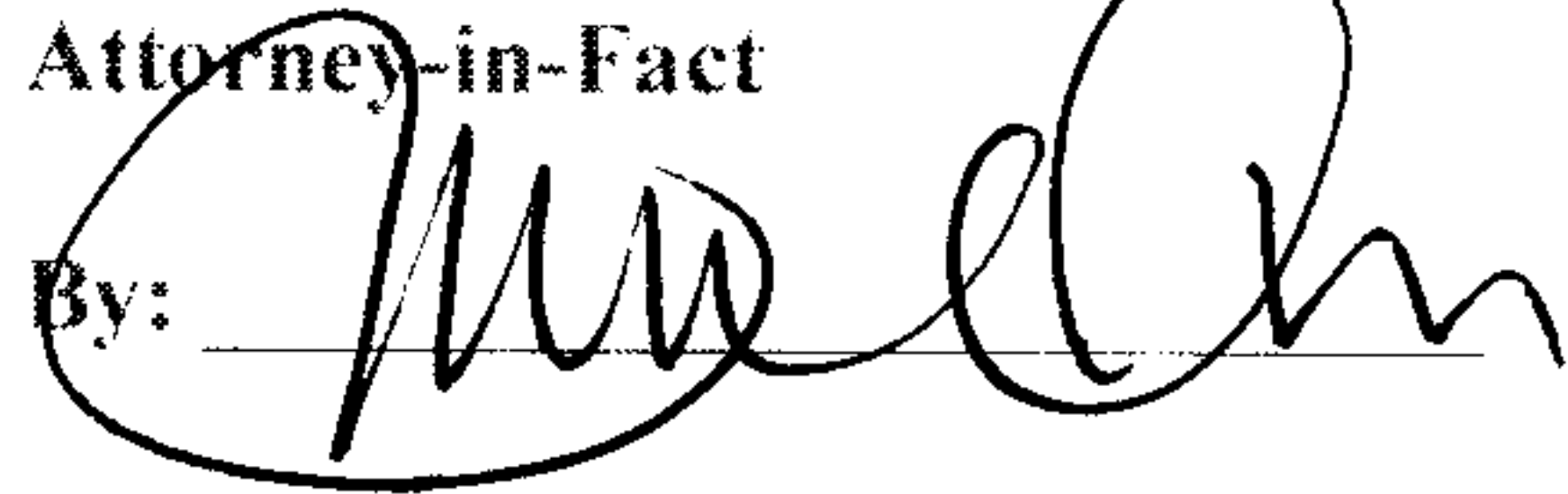
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20140228000055280**



Executed by the undersigned on April 23, 2014:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: 

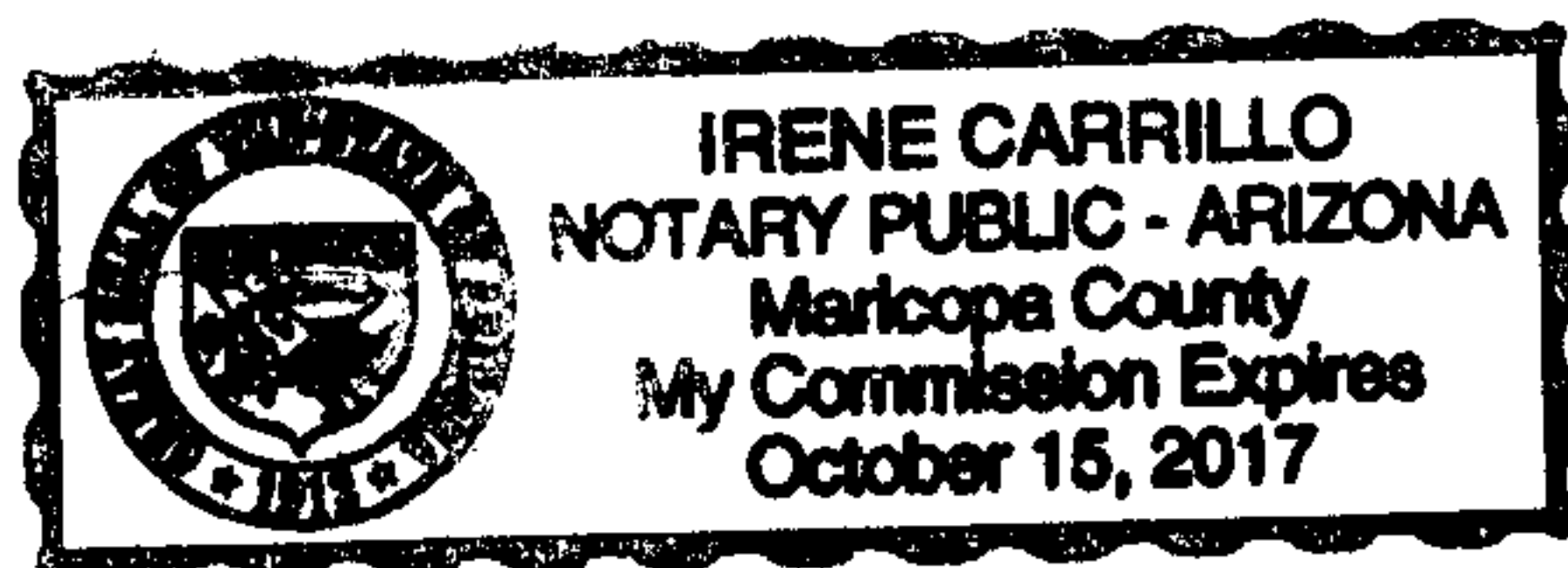
Name: Judy Shu
Assistant Vice President
Its: _____

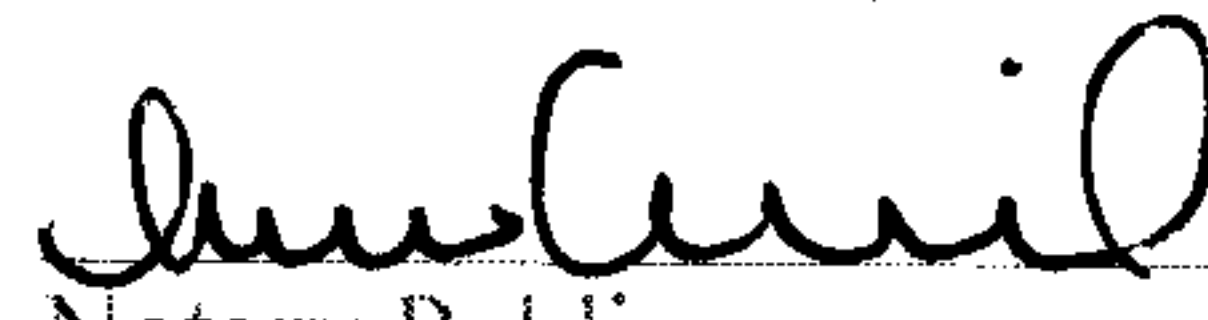
A **Power of Attorney** relating to the above described property was recorded on _____ at Document Number: _____.

STATE OF AZ
COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Judy Shu its Assistant Vice President, on behalf of the Grantor **BANK OF 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 CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26**, 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 23 day of April, 2014




Notary Public
Irene Carrillo 10/15/17



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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 2505 W Chandler Blvd
Chandler, AZ 85224
800-439-5451

Grantee's Name AUNDRIA GARRETT
Mailing Address 2021 PRESTON LANE
CHELSEA, AL 35043

Property Address 2021 PRESTON LANE
CHELSEA, AL 35043

Date of Sale April 23, 2014
Total Purchase Price \$ 118,000.00

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.

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 _____

Print Renee Swearingen

Unattested _____

Sign Renee Swearingen

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

