

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Mathew Thompson  
Cara Thompson  
170 Gardenside Drive  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Nineteen Thousand Nine Hundred And 00/100 Dollars (\$119,900.00) to the undersigned, The Bank of New York Mellon formerly known as The Bank of New York as successor Trustee to JPMorgan Chase Bank, National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2005-10, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact, (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 Mathew Thompson, and Cara Thompson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the survey of Grande View Garden & Townhomes, First Addition as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama

Subject to:

1. 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. Easement/right-of-way to Alabama Power Company as recorded in Inst. 1994-26505, Deed Book 138, Page 170.
4. Mineral and mining rights as recorded in Inst.No. 1994-26505; Inst. No. 1999/45091; Inst. No. 1999/39816 Deed Book 5, Page 355; Deed Book 4, Page 422 and Deed Book 48, Page 427. Rights, easements, restrictions, or covenants granted to Alabama Power Company, City of Alabaster, and Francis M. Randall and Harriett Randall as referred to in that certain deed recorded in Inst. No. 1994-26505 in the Probate Office of Shelby County, Alabama.
5. Restrictions as shown on recorded plat.

\$ 117,623.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14  
day of July, 2014.

The Bank of New York Mellon formerly known as The  
Bank of New York as successor Trustee to JPMorgan  
Chase Bank, National Association as Trustee for the  
Certificateholders of Structured Asset Mortgage  
Investments II, Inc. Bear Stearns ALT-A Trust, Mortgage  
Pass-Through Certificates Series 2005-10

By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital  
Corp., as Attorney in Fact

By:

Its

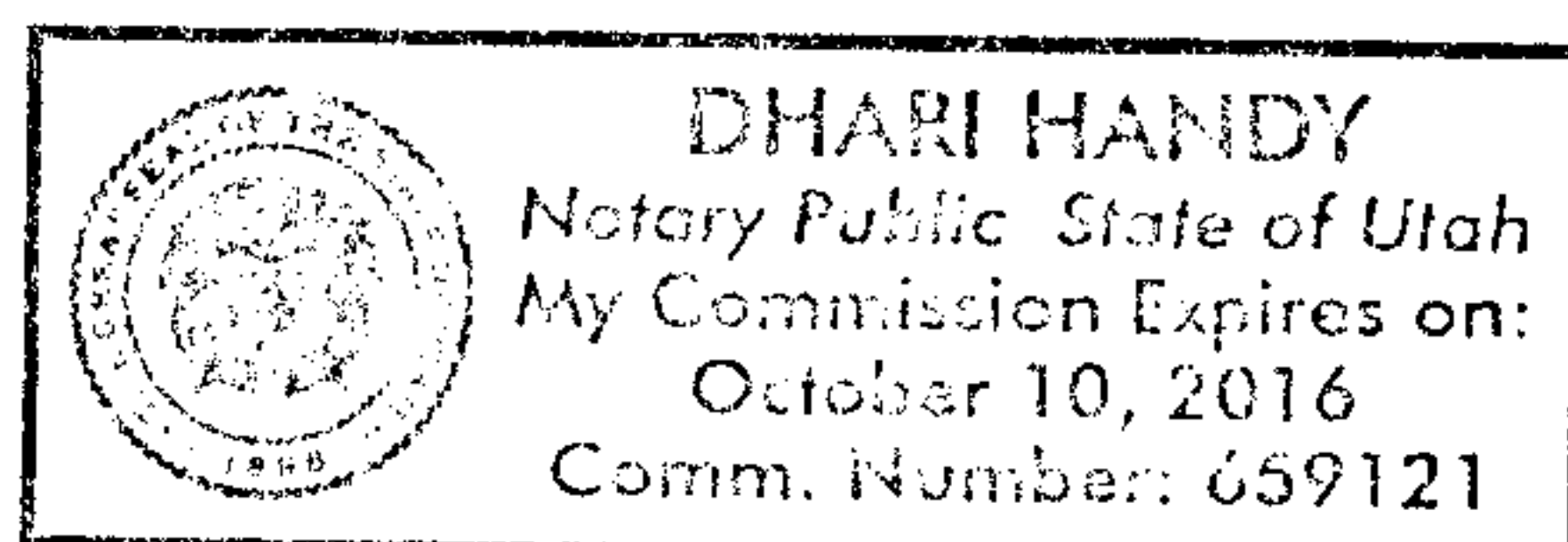
Mike Sanders, Doc. Control Officer

STATE OF UTAH

COUNTY OF SALT LAKE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Mike Sanders, whose name as DOC CONTROL OFFICER of Select  
Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for The Bank of New  
York Mellon formerly known as The Bank of New York as successor Trustee to JPMorgan  
Chase Bank, National Association as Trustee for the Certificateholders of Structured Asset  
Mortgage Investments II, Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates  
Series 2005-10, is signed to the foregoing conveyance, and who is known to me, acknowledged  
before me on this day that, being informed 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.

Given under my hand and official seal, this the 14 day of July, 2014.



[Signature]  
NOTARY PUBLIC

My Commission expires: 10/10/2016

AFFIX SEAL

2013-000762



## Real Estate Sales Validation Form

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

THE BANK OF NEW YORK  
MELLON FKA THE and BANK OF  
NEW YORK AS SUCCESSOR  
TRUSTEE and TO JP MORGAN  
CHASE BANK, NA AS TRUSTE and  
FOR THE CERTIFICATEHOLDERS  
OF



20140804000239580 3/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
08/04/2014 10:07:08 AM FILED/CERT

Grantor's Name

Grantee's Name **MATHEW THOMPSON and CARA THOMPSON**

Mailing Address

**3815 S. WEST TEMPLE  
SALT LAKE CITY, UT 84115**

Mailing Address **170 GARDENSIDE DRIVE  
ALABASTER, AL 35007**

Property Address

**170 GARDENSIDE DRIVE  
ALABASTER, AL 35007**

Date of Sale **July 31, 2014**

Total Purchase Price **\$119,900.00**

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 **July 31, 2014**

Print **Malcolm S. McLeod**

Unattested

*(Signature)*  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires  
March 8th, 2018**