
20140808000246390 1/5 \$129.50
Shelby Cnty Judge of Probate, AL
08/08/2014 08:18:52 AM FILED/CERT

Commitment Number: 3266749

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
135214002017001

QUITCLAIM DEED


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 2004-7, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **LONG T. NGUYEN**, hereinafter grantee, whose tax mailing address is **948 Rockingham Rd. Birmingham, AL 35235**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain parcel of land situated in the City of Helena, County of Shelby, State of Alabama, being known and designated as follows: Lot 11, Block 3, according to the survey of Shelena Estates, as recorded in Map Book 5, Page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Property Address is: 2803 NORTH DR HELENA, AL 35080

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.

Shelby County, AL 08/08/2014
State of Alabama
Deed Tax: \$102.50


20140808000246390 2/5 \$129.50
Shelby Cnty Judge of Probate, AL
08/08/2014 08:18:52 AM FILED/CERT

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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: **20140528000160760**

Executed by the undersigned on JULY 14, 2014:

**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 2004-7, BY BANK OF
AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP as Attorney-in-Fact**

By: 

Name: JENNIFER GREEN

Its: ASSISTANT VICE PRESIDENT

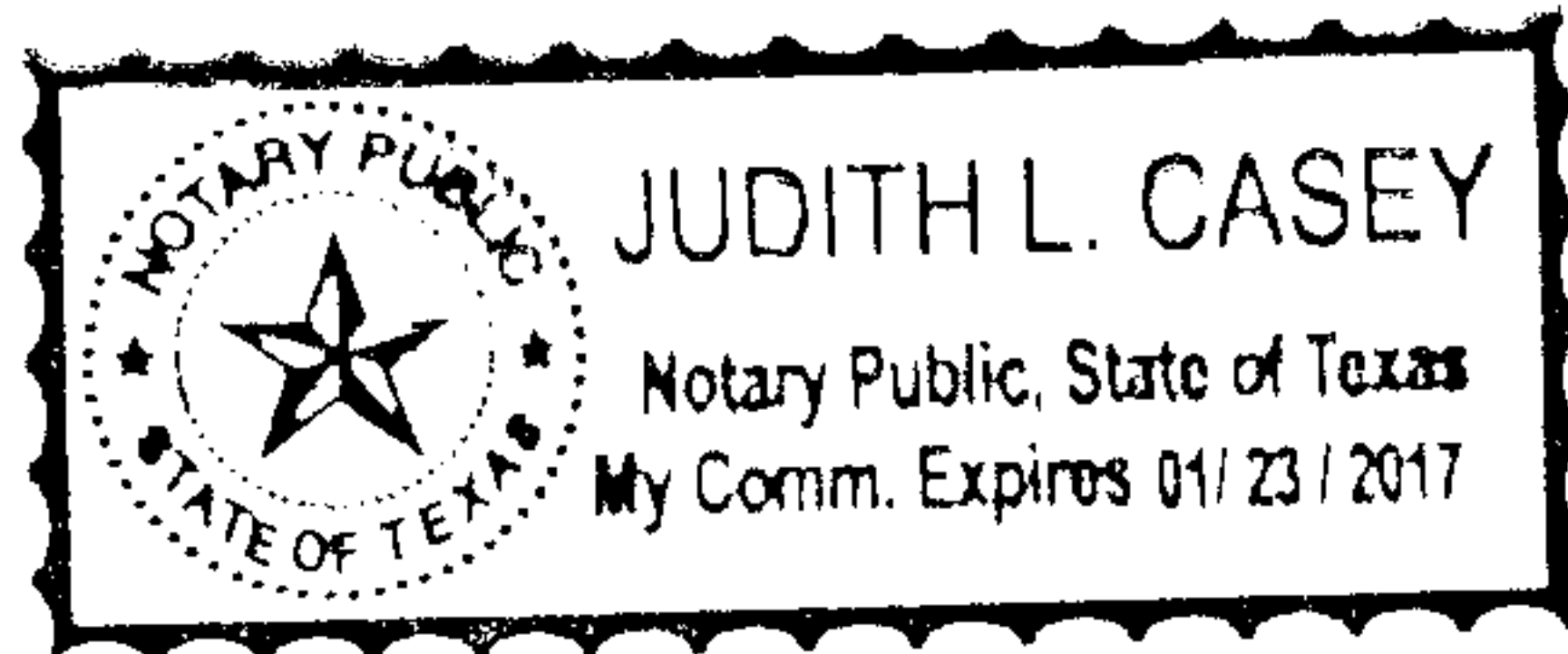
A Power of Attorney relating to the above described property was recorded on
_____ at Document Number: _____.

20140808000246390 3/5 \$129.50
Shelby Cnty Judge of Probate, AL
08/08/2014 08:18:52 AM FILED/CERT

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that JENNIFER GREEN its ASST. VICE PRESIDENT, on behalf of the Grantor **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 2004-7, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact** 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 ASST. 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 14 day of JULY, 2014



Judith L. Casey
Notary Public JUDITH L CASEY



20140808000246390 4/5 \$129.50
Shelby Cnty Judge of Probate, AL
08/08/2014 08:18:52 AM FILED/CERT

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
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF THE CWABS, INC., ASSET-
BACKED CERTIFICATES,
SERIES 2004-7

Mailing Address 2505 W Chandler Blvd (Mail
Code: AZ1-805-03-03) Chandler,
AZ 85224

Property Address 2803 NORTH DR HELENA, AL
35080

Grantee's Name LONG T. NGUYEN

Mailing Address 948 Rockingham Rd.
Birmingham, AL 35235

Date of Sale

Total Purchase Price 7/14/14
~~102,375.00~~

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 14, 2014

Print JENNIFER GREEN, AVP

X Unattested

KuCh
(verified by)

Sign

Jennifer Green

(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1



20140808000246390 5/5 \$129.50
Shelby Cnty Judge of Probate, AL
08/08/2014 08:18:52 AM FILED/CERT