

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT 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 2005-7 (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, for and in consideration of the sum of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to ELIZABETH M. DAVID and HENRY A. DAVID, as joint tenants with right of survivorship (together herein, "Grantees"), whose address is 1026 Westwick Circle, Birmingham, AL 35242, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1026 Westwick Circle, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20140610000175280

PROPERTY ID: 09 2 04 0 003 202.000

REAL PROPERTY TAX: \$ 1,588.76 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantees and Grantees' heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 26th day of September, 2014.

GRANTOR:

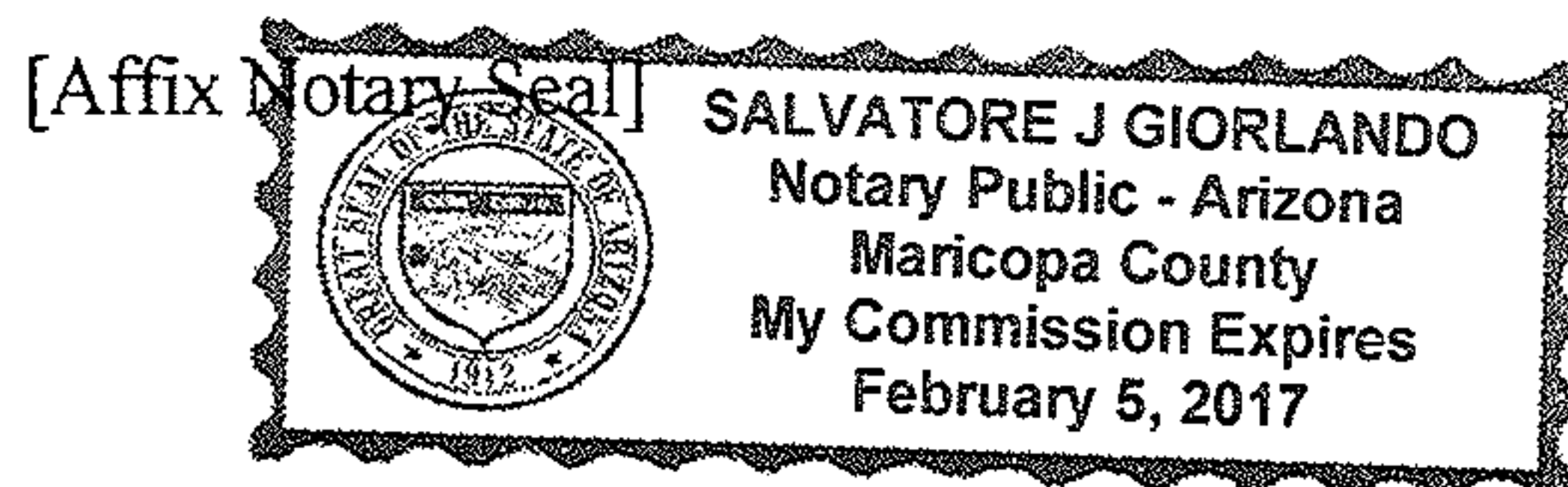
THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2005-7 BY GREEN
TREE SERVICING, LLC, AS ATTORNEY IN
FACT

By: Bradley S. Johnson (SEAL)
Printed Name: Bradley S. Johnson
Title: AVP

STATE OF ARIZONA
COUNTY OF MARICOPA

I, Salvatore J Giorlando, the undersigned Notary Public in and for said State and County, hereby
certify that Bradley S. Johnson, whose name as
AVP of GREEN TREE SERVICING, LLC, AS ATTORNEY IN FACT FOR 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 2005-7, 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 said conveyance, said person, as said officer and with full authority,
executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Witness my hand and official seal.



Salvatore J Giorlando
SIGNATURE OF NOTARY PUBLIC

My commission expires: February 5, 2017

This instrument was prepared by:

- STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

~~ELIZABETH M. DAVID
HENRY A. DAVID
1026 WESTWICK CIRCLE
BIRMINGHAM, AL 35242~~

The Grantee's address is:

ELIZABETH M. DAVID
HENRY A. DAVID
1026 WESTWICK CIRCLE
BIRMINGHAM, AL 35242

Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362

#1011091

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 1210, ACCORDING TO THE MAP OF HIGHLAND LAKES, 12TH SECTOR, PHASE I, AN EDITION COMMUNITY, AS RECORDED IN MAP BOOK 28, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;

BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLANDLAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT#1994-07111 AND AMENDED IN INST #1996-17543 AND AMENDED IN INST # 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 12TH SECTOR, PHASE I, RECORDED AS INSTRUMENT NO. 2000-20771 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

BEING THE SAME PROPERTY CONVEYED TO 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 2005-7 BY DEED FROM REED HUDSON, AS SAID AUCTIONEER RECORDED 06/10/2014 IN DEED BOOK PAGE 2014080000175280, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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
Mailing Address 7360 S Kyrene Road
Tempe, AZ 85283

Grantee's Name Elizabeth M. David
Mailing Address Henry A. David
1026 Westwick Circle
Birmingham, AL 35242

Property Address 1026 Westwick Circle
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ 325,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

20141007000315080 10/07/2014

12:19:17 PM DEEDS 4/4

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 _____

Print _____

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/07/2014 12:19:17 PM
\$123.00 CHERRY
20141007000315080

Form RT-1

[Signature]