

This instrument was prepared by:

Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 125
Birmingham, AL, 35244

Send Tax Notices To:

Conrex Residential Property Group 2013-1 LLC
3 Cardis St
Charleston, SC 29401

Return to:

Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

20141201000377350

12/01/2014 04:02:42 PM

DEEDS 1/5

THE STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 87,500.00 Dollars, to the undersigned grantor(s), **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 2006-20** in hand paid by **Conrex Residential Property Group 2013-1 LLC**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Conrex Residential Property Group 2013-1 LLC**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Conrex Residential Property Group 2013-1 LLC** and their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 01/21/2014 recorded in Instrument # 201402070000354020. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

In Witness Whereof, we have hereunto set our hands and seals, this 1st day of October, 2014

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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 2006-20

By: Specialized Loan Servicing, LLC, as attorney in fact

By: Scott P Keeter

Scott P. Keeter, Vice President

Specialized Loan Servicing LLC Attorney in Fact

Printed Name: Scott P Keeter

Title: Vice President of Specialized Loan Servicing, LLC, as attorney in fact

The State of Colorado

Douglas County

Rachel Siegel Notary
SCOTT P KEETER

in and for said County, in said State, hereby certify that _____ whose name as _____ of Specialized Loan 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 2006-20 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, he, 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 this the 1 day of October 2014

Rachel Siegel

Notary Public

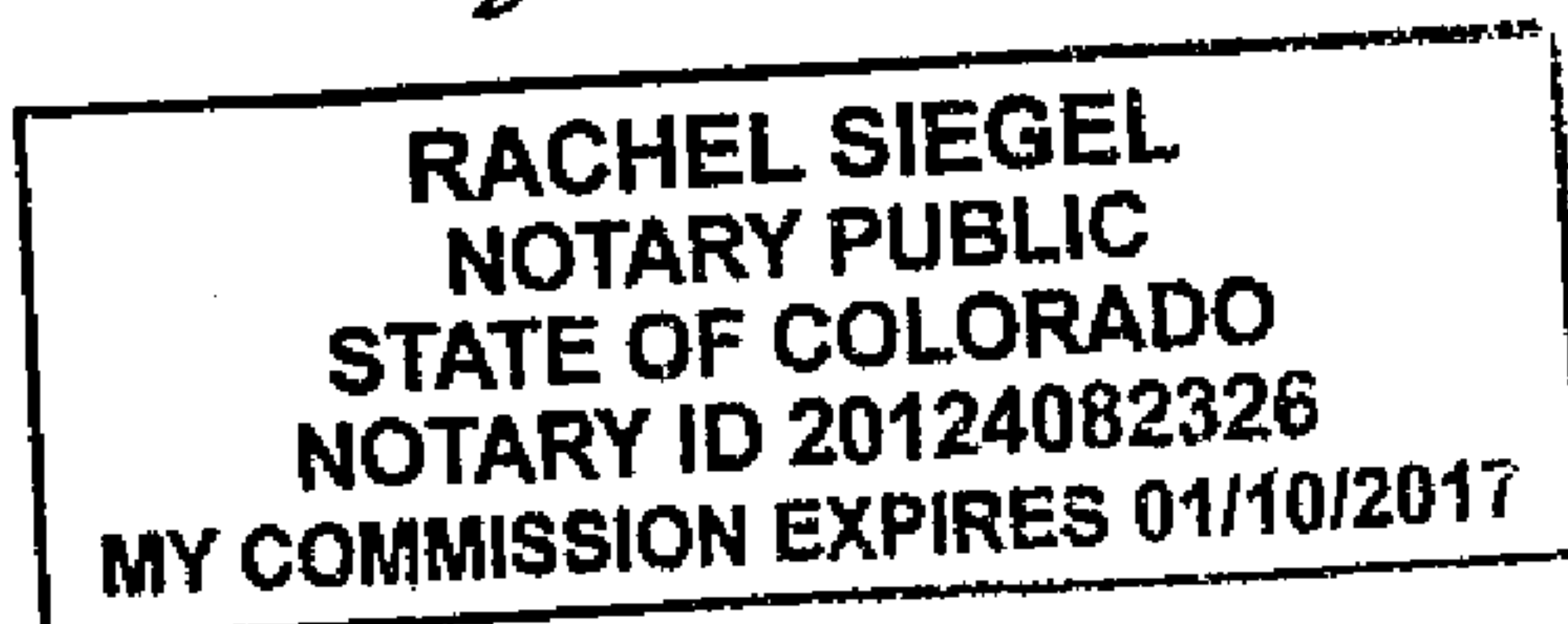


EXHIBIT "A"

Lot 7, Block 2, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

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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 Mellon Grantee's Name: Conrex Residential Property Group 2013-1 LLC
Mailing Address: C/O Specialized Loan Servicing, LLC, 8742 Lucent Blvd, Ste 300 Highlands Ranch, CO 80129 Mailing Address: 3 Cardis St Charleston, SC 29401
Property Address: 507 Bennett Dr Alabaster, AL 35007 Date of Sale: 10/15/2014
Total Purchase Price: 87,500.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

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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. 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: _____

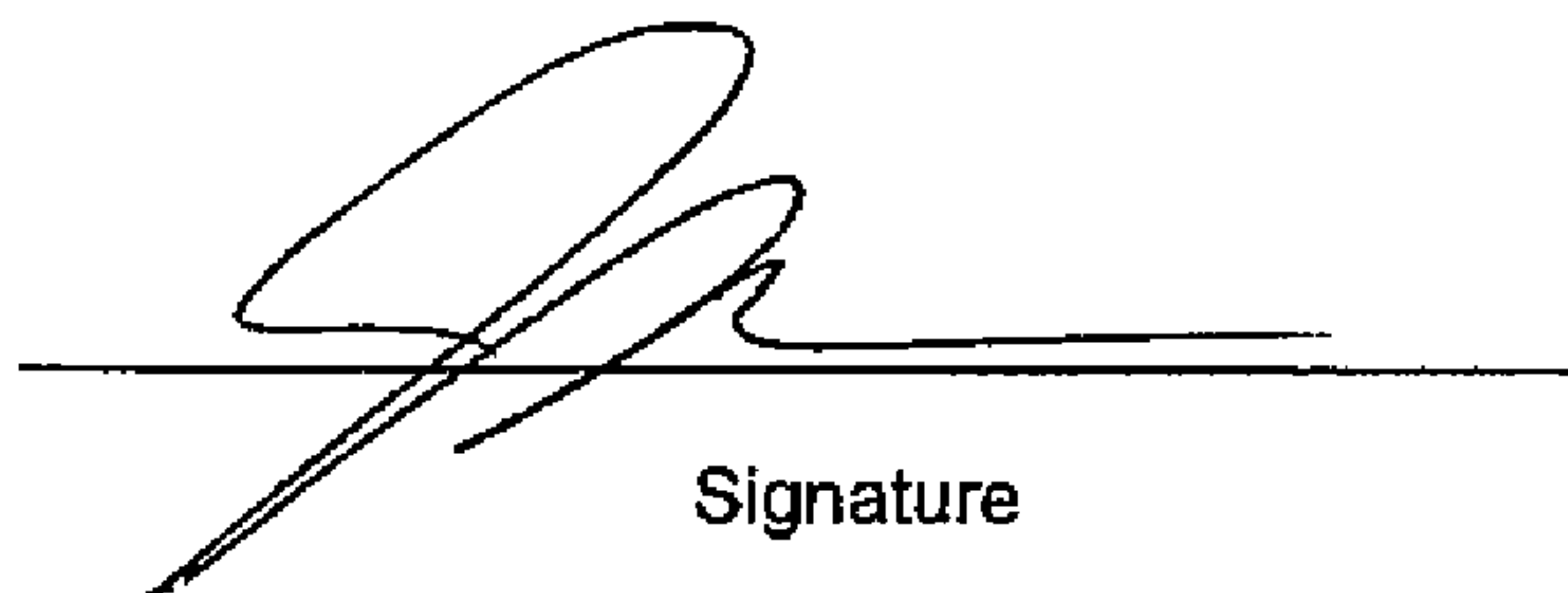
Unattested

(verified by)

Print: Wendy Claar
Sign: 
(Grantor/Grantee/Owner/Agent) circle one

Certificate of Authenticity

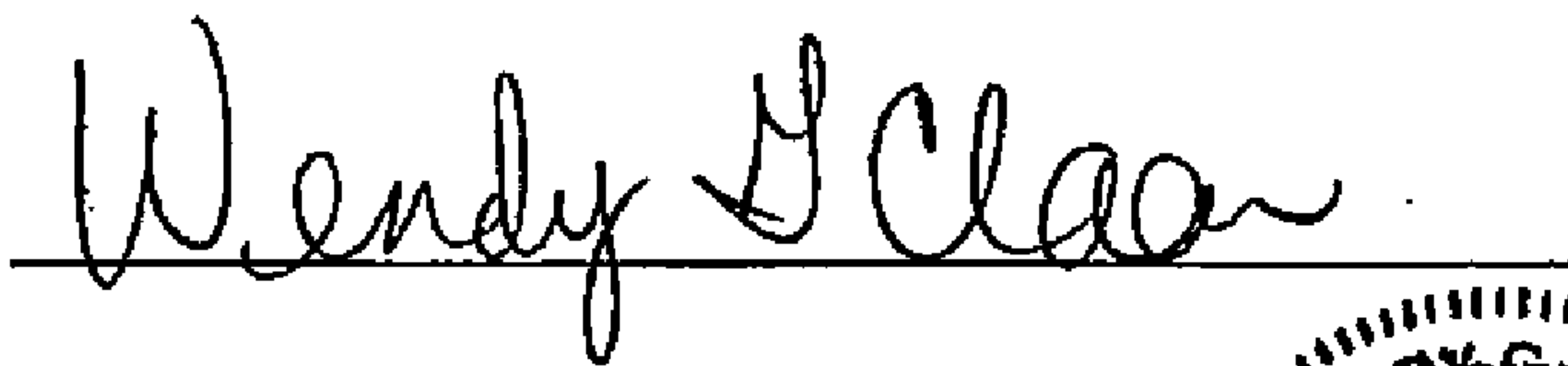
I, Jason F. Thurber, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.


Signature

State of GA

County of Gwinnett

Personally appeared before me, Wendy G. Claar, a notary public for this county and state, Jason F. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My Commission Expires: 3-12-18

Notary's Seal (if on paper)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2014 04:02:42 PM
S113.50 CHERRY
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