

Commitment Number: 14NL34665

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:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
095220003025000

LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDER OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-JI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-JI, hereinafter grantor, whose tax-mailing address is 4425 Ponce de Leon Blvd, Coral Gables, FL for \$130,500.00 (One Hundred Thirty Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **ALEXANDER A. LANDAR** and **GANNA LANDAR**, hereinafter grantees, whose tax mailing address is 617 Forest Lakes Drive, the following real property:

THE FOLLWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 34, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
Property Address is: 617 FOREST LAKES DR, STERRETT, AL 35147

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

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 grantees forever.

Prior instrument reference: 20140708000205640

Executed by the undersigned on November 19, 2014:

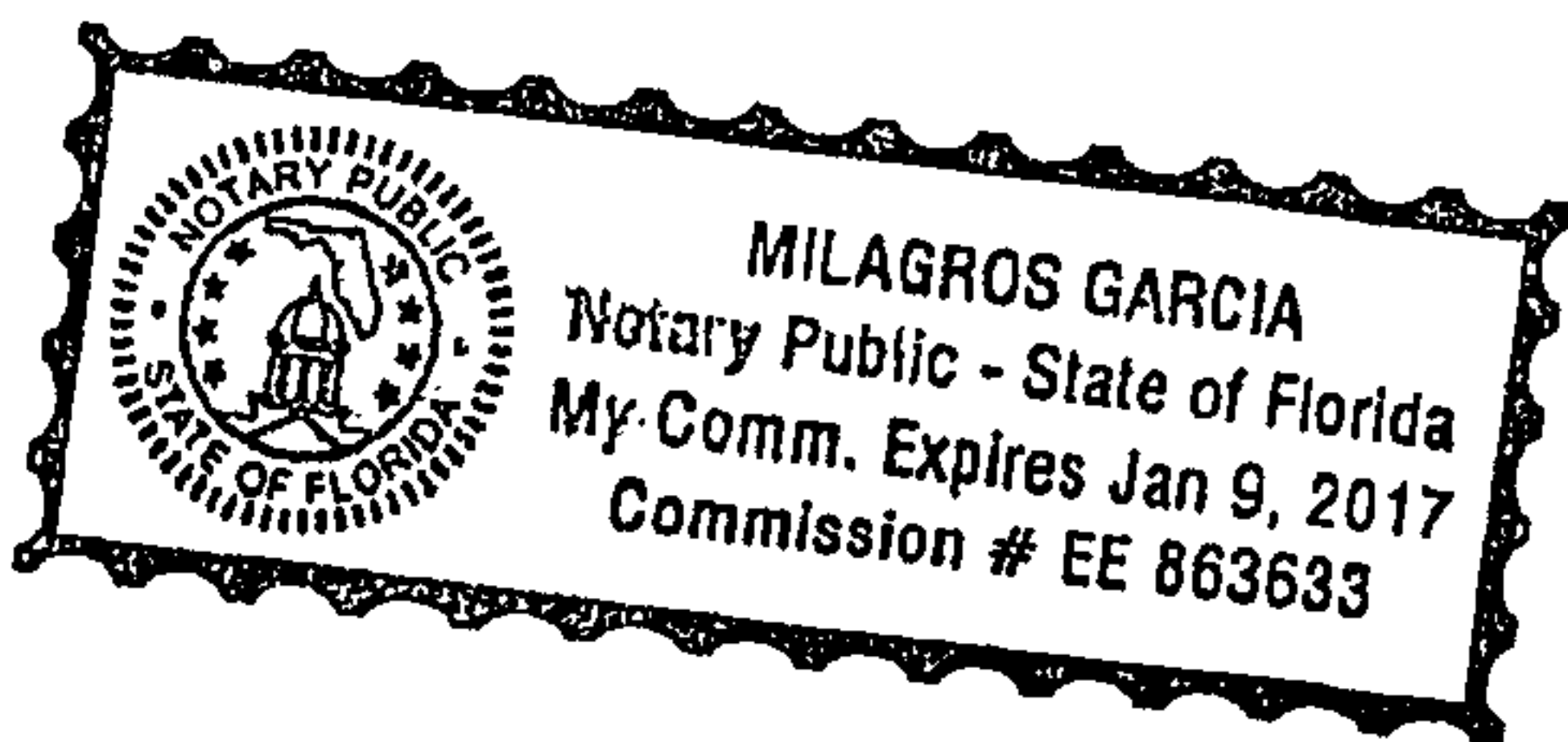
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDER OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-JI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-JI *By Baynew Loan Servicing, LLC as attorney in fact*

By: [Signature]
Its: Elva Neumann SVP

STATE OF Florida
COUNTY OF Miami Dade

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Elva Neumann its SVP, on behalf of the Grantor **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDER OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-JI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-JI** 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 _____ 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. *By Baynew Loan Servicing, LLC as attorney in fact*

Given under my hand an official seal this 19 day of November, 2014



[Signature]
Notary Public

20150102000000700 2/3 \$150.50
Shelby Cnty Judge of Probate, AL
01/02/2015 10:44:38 AM FILED/CERT



20150102000000700 3/3 \$150.50
Shelby Cnty Judge of Probate, AL
01/02/2015 10:44:38 AM FILED/CERT
20150102000000700

[Signature]

20150102000000700
01/02/2015 10:44:38 AM
DEEDS 3/3

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 CERTIFICATEHOLDER OF
CWALT, INC., ALTERNATIVE
LOAN TRUST 2007-JI,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-JI

Mailing Address _____

Property Address 617 FOREST LAKES DR,
STERRETT, AL 35147

Grantee's Name ALEXANDER A. LANDAR and
GANNA LANDAR

Mailing Address 617 Forest Lakes Drive
Sterrett, AL 35147

Date of Sale	<u>12/19/14</u>
Total Purchase Price	<u>130,500.00</u>
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 12/19/14

Print *[Signature]*

Unattested _____

Sign Milagros Garcia
PEO Closing Manager