

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

Send Tax Notice to:
Diane S. Peeks

3265 Fieldale Dr
Hueytown, AL 35023

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Seven Thousand And 00/100 Dollars (\$87,000.00) to the undersigned, Bank of New York Mellon, f/k/a The Bank of New York, As Trustee, on Behalf of The Holders of The Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series 2007-23CB, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Diane S. Peeks, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Sector C, according to the survey of the Homestead as recorded in Map Book 8, Page 167, in the Probate Office of Shelby County, Alabama, and the following described parcel: Commence at the NE corner of Section 18, Township 21 South, Range 2 East; thence run South 87 degrees 03 minutes 59 seconds West for 609.92 feet; thence run South 01 degree 46 minutes 31 seconds East for 4185.83 feet; thence run South 88 degrees 13 minutes 29 seconds West for 633.27 feet; thence run North 20 degrees 30 minutes 37 seconds West for 222.54 feet; thence run North 71 degrees 34 minutes 32 seconds West for 37.58 feet to the Point of Beginning; thence run South 10 degrees 02 minutes 03 seconds East for 269.43 feet; thence South 08 degrees 00 minutes 15 seconds West for 130.18 feet; thence turn an angle to the right of 95 degrees 40 minutes 25 seconds to the tangent of a curve to the left having a central angle of 103 degrees 40 minutes 30 seconds and a radius of 50.0 feet thence run along the arc of said curve of 90.47 feet; thence run South 90 degrees 00 minutes 00 seconds West for 47.47 feet; thence run North 02 degrees 28 minutes 25 seconds East for 463.37 feet; thence run South 71 degrees 34 minutes 32 seconds East for 63.72 feet to the point of beginning. All lying and being in 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 Grantee herein assume and agree to pay.
3. Restrictive covenant as recorded in Misc. Book 57 Page 62; Real Book 3 Page 840 and as amended in Real Book 30 Page 510 as in Real 116 Page 197.
4. Easements, rights of ways, building lines, covenants, conditions, restrictions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument #20140207000035160, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.


IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23 day of December, 2014.

Bank of New York Mellon, f/k/a The Bank of New York, As
Trustee, on Behalf of The Holders of The Alternative Loan
Trust 2007-23CB, Mortgage Pass-Through Certificates, Series
2007-23CB)

By: [Signature] 12/23/14
Eric Nelson, Document Control Officer
Its _____

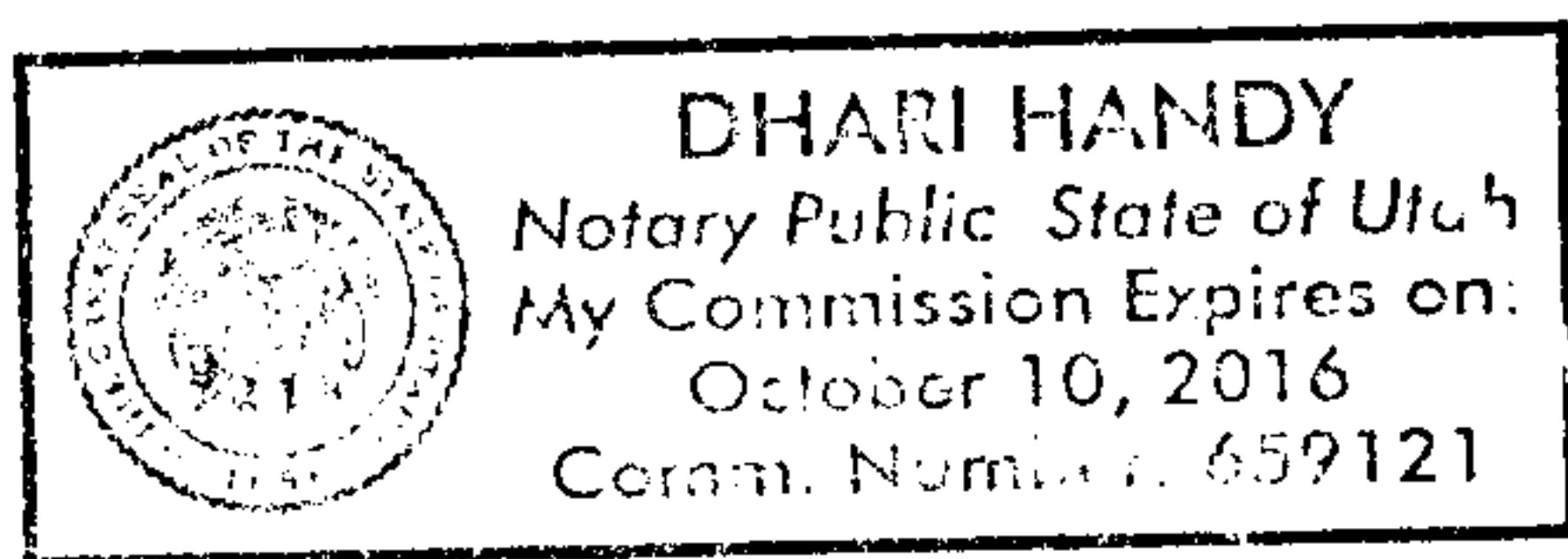
STATE OF UTAH

COUNTY OF SALT LAKE


20150105000003850 2/3 \$108.00
Shelby Cnty Judge of Probate, AL
01/05/2015 11:27:19 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Nelson, whose name as Document Control Officer of Bank of New York Mellon, f/k/a The Bank of New York, As Trustee, on Behalf of The Holders of The Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series 2007-23CB, 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.

Given under my hand and official seal, this the 23 day of December, 2014.



[Signature]
NOTARY PUBLIC
My Commission expires: 10/10/2016
AFFIX SEAL

2014-000626

Real Estate Sales Validation Form

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

Grantor's Name Bank of New York Mellon, f/k/a
The Bank of New York, As
Trustee, on Behalf of The Holders
of The Alternative Loan Trust
2007-23CB, Mortgage Pass-
Through Certificates, Series 2007-

Grantee's Name Diane S. Peeks

Mailing Address 3815 S West Temple
Salt Lake City, UT 84115

Mailing Address 3265 Fieldale Dr.
Hueytown, AL 35023

Property Address 314 McClure Drive
Wilsonville, AL 35186

Date of Sale 01/02/2015
Total Purchase Price \$87,000.00

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 01/02/2015

☐ Unattested
☐ (verified by)

Print Diane S. Peeks
Sign Diane S. Peeks
(Grantor/Grantee/Owner/Agent) circle one

