

**Prepared By and Return To:**  
LandCastle Title, LLC  
Attn: Paul Kemp  
One Independence Plaza, Ste. 416  
Birmingham, AL 35209

Send Property Tax Notice to:

565 Griffin Road  
Chelsea, AL 35043

Order No.: AL-052-00550-14-PUR



20150105000004700 1/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
01/05/2015 03:27:34 PM FILED/CERT

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

*KNOW ALL MEN BY THESE PRESENTS,*

That for and in consideration of the sum of Three Hundred Thirty Thousand And No/100 Dollars (\$330,000.00) cash in hand paid to **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass- Through Trust 2005-25, Mortgage Pass-Through Certificates, Series 2005-25** (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Mary Maze** (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama more particularly described as follows: Commence at the Southeast Corner of said NE 1/4 of the SE 1/4, also being the Point of Beginning; thence run West along the South line of said NE 1/4 of the SE 1/4 a distance of 997.25 feet; thence right 85 deg. 15 min. 30 sec. a distance of 930.00 feet; thence right 92 deg. 42 min. 39 sec. a distance of 1007.41 feet to the East line of Section 23; thence right 88 deg. 01 min. 40 sec. a distance of 964.87 feet to the Point of Beginning. Subject to Access Easement described as follows: A 24 foot wide easement located parallel to and West of the East line of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West; being more particularly described as follows: Commence and begin at the SE corner of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the East line of Section 23 a distance of 964.87 feet; thence left 88 degrees 01 min. 40 sec. Westerly 24.01 feet; thence left 91 deg. 58 min. 20 sec. Southerly 964.03 feet to the South line of the NE 1/4 of the SE 1/4 Section 23; thence left 85 deg. 59 min. 47 sec. Easterly 24.06 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Source of Title: Foreclosure Deed recorded on December 7, 2011 as Instrument Number 20111207000368340.

The subject property is not the homestead of the Grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

\$330,000.00 of the consideration was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

Shelby County, AL 01/05/2015  
State of Alabama  
Deed Tax: \$15.00

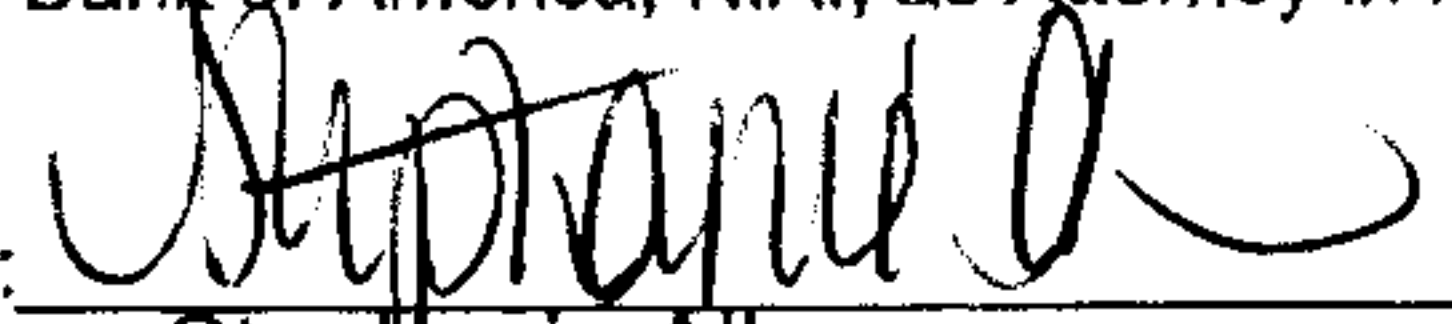
Deed (Special Warranty - AL)  
Servicer Loan No.:  
Property Address: 565 Griffin Road  
Chelsea, AL 35043

AL-052-00550-14-PUR

IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass- Through Trust 2005-25, Mortgage Pass-Through Certificates, Series 2005-25 has caused these presents to be executed in its name and on its behalf as aforesaid, on this the 23rd day of January, 2015.

**GRANTOR:**

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass- Through Trust 2005-25, Mortgage Pass-Through Certificates, Series 2005-25  
By: Bank of America, N.A., as Attorney in Fact

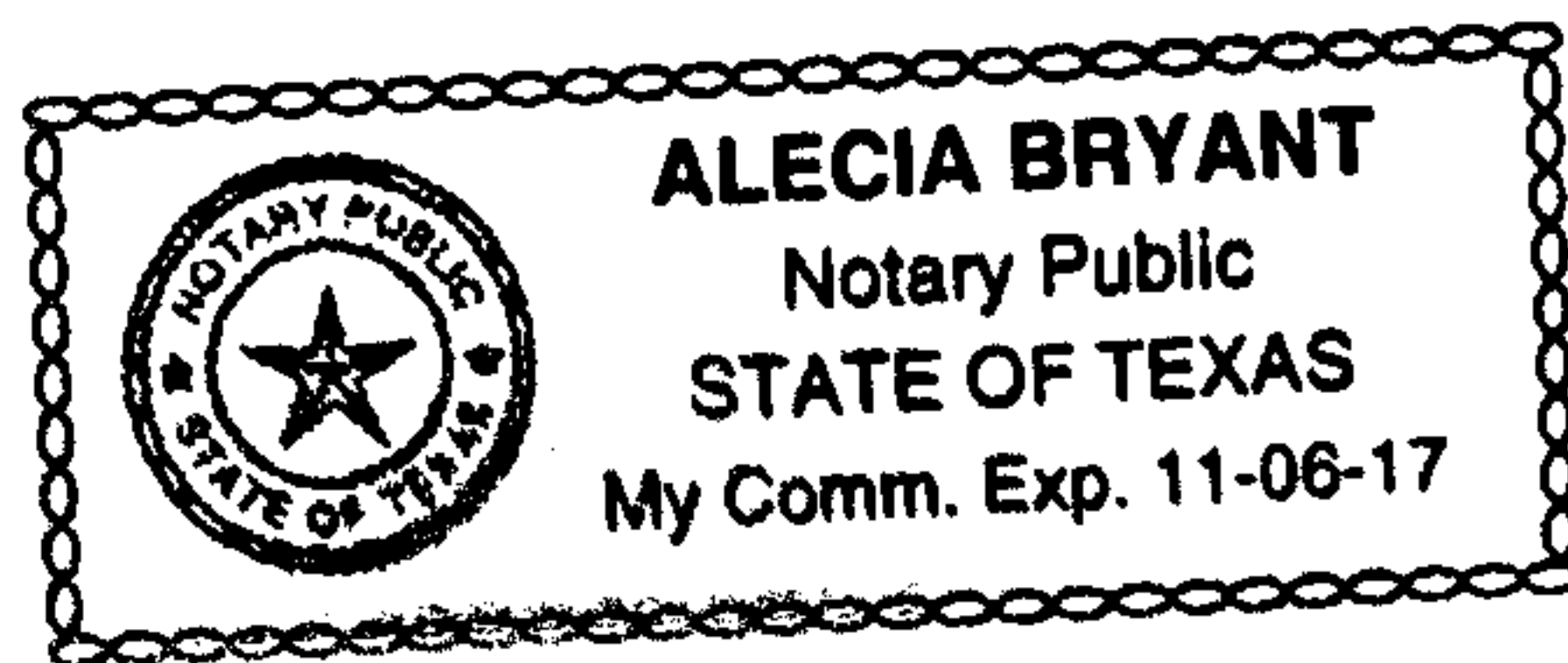
BY: 

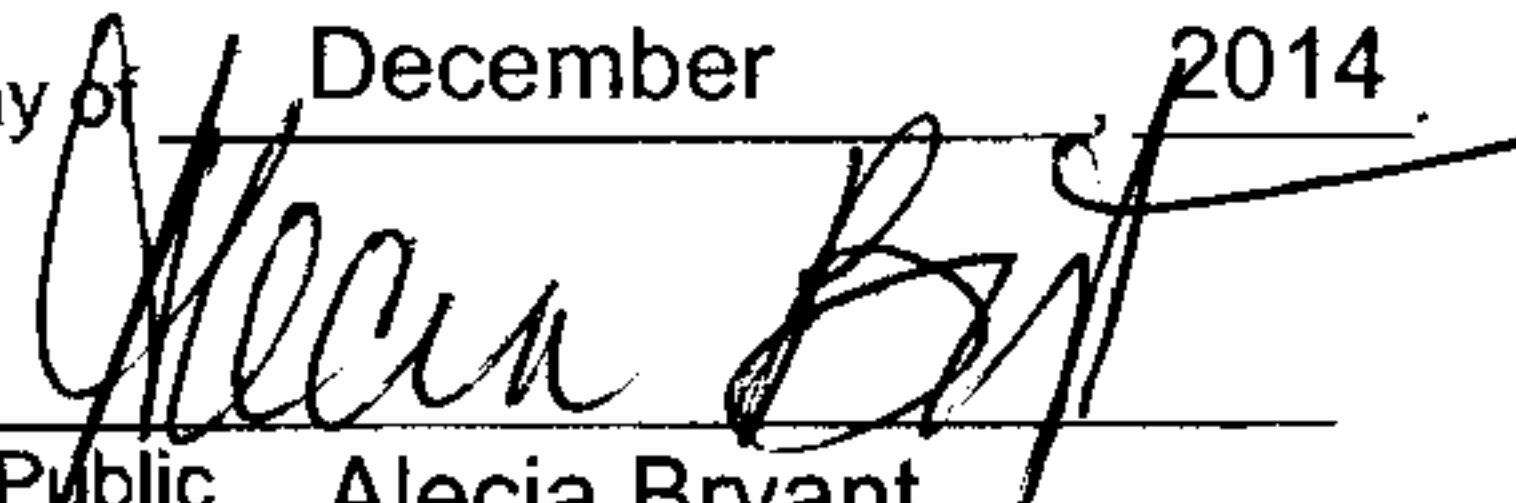
Name Stephanie Allen  
Title Assistant Vice President

State of TEXAS  
County of DALLAS

I, Alecia Bryant, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Stephanie Allen, Assistant Vice President of Bank of America, N.A., whose name as Attorney-in-Fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass- Through Trust 2005-25, Mortgage Pass-Through Certificates, Series 2005-25, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, 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 22nd day of December, 2014



  
Notary Public Alecia Bryant  
My Commission Expires: 11-6-2017

[Notary Seal]



20150105000004700 2/3 \$37.00  
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Servicer Loan No.:  
Property Address: 565 Griffin Road  
Chelsea, AL 35043



# 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 Mary Maze  
 Mailing Address FKA The Bank of New York Mailing Address 513 St Lawrence Hwy  
555 California St - San Francisco, CA 94111 Birmingham AL 35242  
 Property Address 565 Griffin Rd Date of Sale 12-31-14  
Chelsea AL 35043 Total Purchase Price \$330,000.00  
 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 1-1-15

Print

Sign

Dawn Collier  
[Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1