



20150120000019000 1/3 \$173.00
Shelby Cnty Judge of Probate, AL
01/20/2015 11:25:45 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.

2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:

Adam J. McLaurin

Katherine A. McLaurin, Donna A.

McLaurin, Charles Steven McLaurin

476 Hillandell Drive
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Hundred Forty-Nine Thousand Nine Hundred And 00/100 Dollars (\$549,900.00) to the undersigned, 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 2007-J1 Mortgage Pass-Through Certificates, Series 2007-J1, by Residential Credit Solutions, Inc., as Attorney in Fact. (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Adam J. McLaurin, Katherine A. McLaurin, Donna A. McLaurin, and Charles Steven McLaurin, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Block 2, according to the Survey of Havenwood Park, Second Sector, as recorded in Map Book 10 Page 47 A & B, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 99 Page 464 and Real 194 Page 403.
4. Restrictive covenant as recorded in Real 96 Page 870.
5. Transmission Line permit to Alabama Power Company recorded in Deed Book 102 Page 53.
6. Easements, building lines, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. Restrictions as shown on recorded plat.
8. 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# 20141006000311960, in the Probate Office of Shelby County, Alabama.

\$ 400,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

Shelby County, AL 01/20/2015
State of Alabama
Deed Tax: \$150.00



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7 day of ~~December, 2014~~ JANUARY, 2015

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 2007-J1 Mortgage Pass-Through
Certificates, Series 2007-J1

By Residential Credit Solutions, Inc., as Attorney in Fact

By: [Signature]

Its VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amber Hamilton, whose name as VICE PRESIDENT of Residential Credit Solutions, Inc., 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 2007-J1 Mortgage Pass-Through Certificates, Series 2007-J1, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 7 day of ~~December, 2014~~ December, 2015

[Signature]
NOTARY PUBLIC
My Commission expires: 11/19/16
AFFIX SEAL

2014-001200



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 and BANK OF
NEW YORK AS TRUSTEE FOR
THE and CERTIFICATEHOLDERS
OF CWMBS, INC., and CHL
MORTGAGE PASS-THROUGH
TRUST 2007

Mailing Address 4708 MERCANTILE DRIVE
FORT WORTH, TX 76137

Property Address 476 HILLANDELL DRIVE
BIRMINGHAM, AL 35244

Grantee's Name CHARLES STEVEN MCLAURIN
and DONNA A. MCLAURIN and
ADAM J. MCLAURIN and
KATHERINE A. MCLAURIN

Mailing Address 476 HILLANDELL DRIVE
BIRMINGHAM, AL 35244

Date of Sale January 12, 2015

Total Purchase Price \$549,900.00

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
X Closing Statement

Appraisal
Other

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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.

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 January 12, 2015

Print Malcolm S. McLeod

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018