

20150311000075790  
03/11/2015 02:20:52 PM  
DEEDS 1/5

This instrument was prepared by:

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

Send Tax Notices To:

Israel Santata Espinoza  
908 Colonial Drive  
Alabaster, AL 35007

Return to:

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

THE STATE OF Colorado  
Douglas COUNTY

#### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 75,156.00 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 2007-3** in hand paid by **Israel Santata Espinoza**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Israel Santata Espinoza**, 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 **Israel Santata Espinoza** and his 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 01/09/2014 recorded in Instrument No. 20140114000013560. 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 30th day of December, 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 2007-3

By: Specialized Loan Servicing LLC, as attorney in fact

By: Scott P Keeter Scott P. Keeter, Vice President  
Printed Name: Scott P Keeter Specialized Loan Servicing LLC Attorney in Fact  
Title: Vice President of Specialized Loan Servicing LLC, as attorney in fact

The State of Colorado

Douglas County

I, Jeffrey Harnish, Notary Public in and for said County, in said State, hereby certify that SCOTT P KEETER whose name as Vice President 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 2007-3 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 30 day of DEC, 2014

[Signature]  
Notary Public

JEFFREY HARNISH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20054007221  
MY COMMISSION EXPIRES 02/22/2017

**EXHIBIT "A"**

Lot 2, according to the Survey of Valley Forge, as recorded in Map Book 6, page 60, in the Probate Office 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 f/k/a The Bank of New York,	Grantee's Name:	Israel Santana Espinosa and Maria A Correa Vences
Mailing Address:	8742 Lucent Blvd., Ste 575 Highlands Ranch, CO 80129	Mailing Address:	908 Colonial Drive Alabaster, AL 35007
Property Address:	908 Colonial Drive Alabaster, AL 35007	Date of Sale:	01/09/2015
		Total Purchase Price:	75,156.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.

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**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 Clark

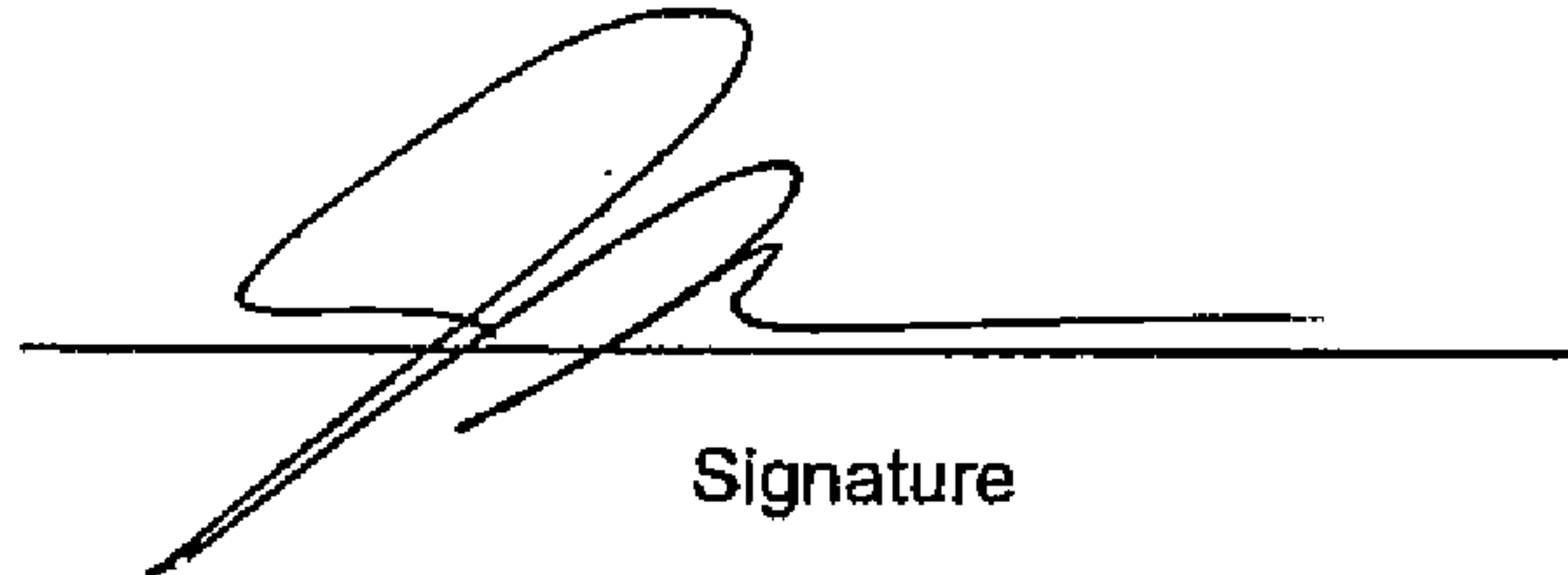
Sign: 

(Grantor/Grantee/Owner/Agent) circle one

Certificate of Authenticity

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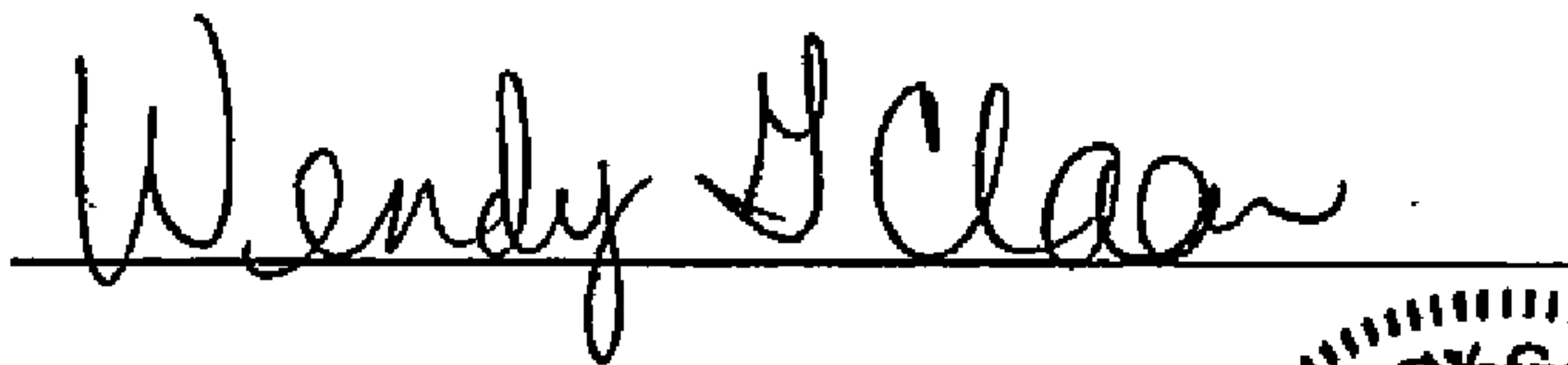
I, Jason F. Thurber, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

  
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  
03/11/2015 02:20:52 PM  
\$101.50 CHERRY  
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