



20150410000116150 1/3 \$93.50
Shelby Cnty Judge of Probate, AL
04/10/2015 02:25:48 PM 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:
Xidan Wang

\$/
5206 Gayle Lane
Hueytown, AL 35023

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Three Thousand Five Hundred And 00/100 Dollars (\$73,500.00) to the undersigned, The Bank of New York Mellon Corporation, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-1, by Nationstar Mortgage, LLC, as Attorney in Fact, (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 Xidan Wang, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 64, according to the Survey of Ashley Brook Townhomes, as recorded in Map Book 22, Page 78 in The Probate Office of 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. Easement/right-of-way to Town of Helena as recorded in Deed Book 305 Page 394.
4. Easement/right-of-way to Alabama Power Company as recorded in Real 1, Page 332.
5. Restrictive covenant as recorded in Instrument # 1997-13189.
6. Mineral and mining rights as recorded in Instrument # 1997-24936 and Instrument # 1997-24937. Easements, 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 Number: 20141205000382830, 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.

Shelby County, AL 04/10/2015
State of Alabama
Deed Tax: \$73.50

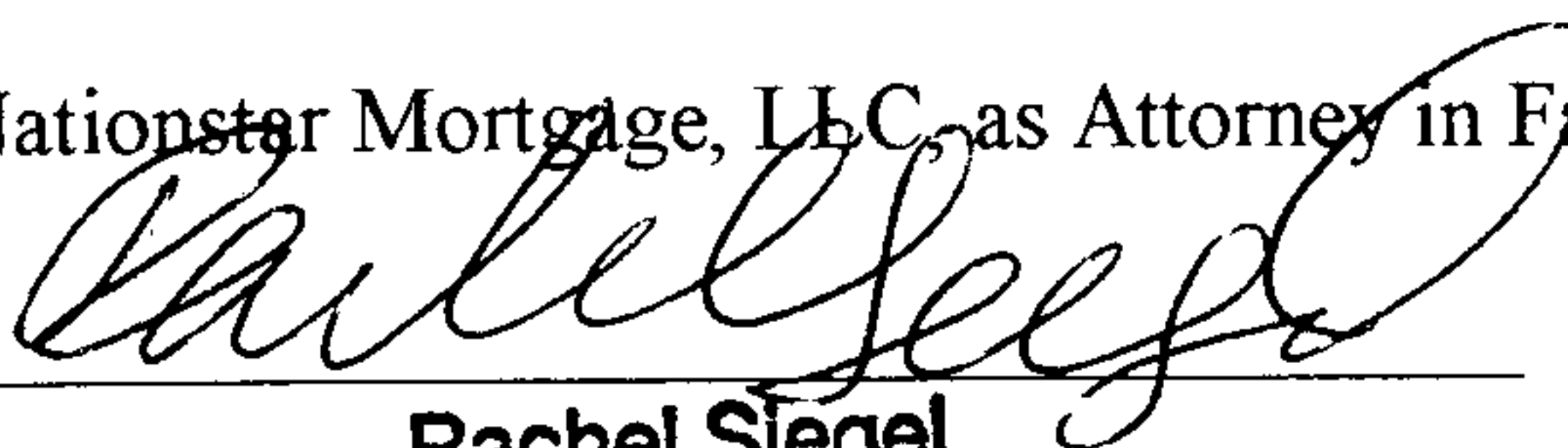
15062

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13 day of March, 2015.

The Bank of New York Mellon Corporation, as Trustee for
CWABS, Inc. Asset-Backed Certificates, Series 2003-1

By Nationstar Mortgage, LLC, as Attorney in Fact

X By:



Rachel Siegel
Assistant Secretary

Its

STATE OF CO.
COUNTY OF Arapahoe

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel Siegel, whose name as Asst. Secretary of Nationstar Mortgage, LLC, as Attorney in Fact for The Bank of New York Mellon Corporation, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-1, 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.

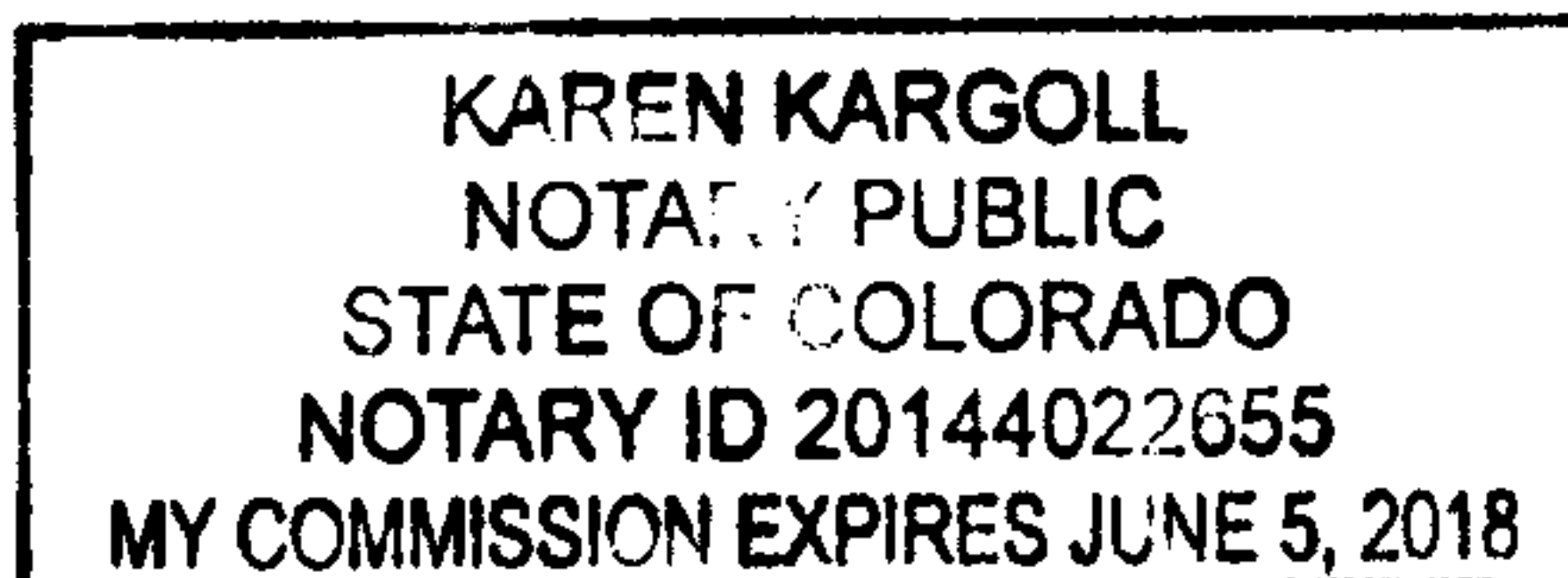
Given under my hand and official seal, this the 13 day of March, 2015.



NOTARY PUBLIC

My Commission expires: 6-5-18

AFFIX SEAL

2014-004217




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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 Inc Asset-Backed Certificates
Series 2003-1

Mailing Address 8950 Cypress Waters Blvd
Coppell, TX 75019

Property Address 2017 Ashley Brook Way
Helena, AL 35080

Grantee's Name Xidan Wang

Mailing Address 5206 Gayle Lane
Hueytown, AL 35023

Date of Sale April , 2015

Total Purchase Price \$73,500.00

or

Actual Value \$

or

Assessor's Market Value \$



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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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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.

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 April 8 , 2015

Unattested
(verified by)

Print Xidan Wang
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one