# 20150515000162190 05/15/2015 03:07:48 PM DEEDS 1/3

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

Send Tax Notice to: Infinity Investments, LLC

921 2nd Ave N, Suite B
Birmingham, AL 35203

#### SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

#### SHELBY COUNTY

That in consideration of One Hundred One Thousand Sixty And 00/100 Dollars (\$101,060.00) to the undersigned, The Bank of New York Mellon Trust Company, N.A., as Trustee on behalf of CWABS, Inc., Asset Backed Certificates Series 2005-7, by Green Tree Servicing, 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 Infinity Investments, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Laurel Woods, Phase V, as recorded in Map Book 20, Page 133, in the Probate Office of Shelby County, Alabama; being situated on Shelby County, Alabama.

#### Subject to:

- 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 Alabama Power Company as recorded in Book 200, Page 542.
- 4. Easement/right-of-way to Colonial Pipe Line Company as recorded in Book 272, Page 672.
- Easement/right-of-way to Shelby County as recorded in Book 271, Page 716.
- 6. Restrictive covenant as recorded in Instrument # 1996/04329.
- 7. 20-Foot minimum building setback line as reserved and shown on recorded map.
- 8. Rights of Ingress and Egress reserved in Deed Book 274, Page 344.
- 9. Restrictive covenants and grant of land easement for underground facilities granted to Alabama Power Company as recorded in Instrument Number # 1997-15373.
- 10. Restrictions as shown on recorded plat.
- 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 # 20140723000225990, 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.

## 20150515000162190 05/15/2015 03:07:48 PM DEEDS 2/3

IN WITNESS WHEREOF, the said (day of Aprit, 2015.  MAY	Grantor, has hereto set its signature and seal, this the
	The Bank of New York Mellon Trust Company, N.A., as Trustee on behalf of CWABS, Inc., Asset Backed Certificates Series 2005-7
	By Green Tree Servicing, LLC, as Attorney in Fact  By:  Its
STATE OF AVITONO	
STATE OF HILLONG COUNTY OF MCYCODA	
Tree Servicing, LLC, as Attorney in N.A., as Trustee on behalf of CWAB to the foregoing conveyance, and who being informed of the contents of the executed the same voluntarily for an Attorney in Fact as aforesaid.	in and for said County, in said State, hereby certify that ose name as of Green Fact for The Bank of New York Mellon Trust Company, S, Inc., Asset Backed Certificates Series 2005-7, is signed is known to me, acknowledged before me on this day that, conveyance, he/she, as such officer and with full authority, and as the act of said Corporation, acting in its capacity as
Given under my hand and official seal	At this the day of April, 2015.  Multiple April, 2015.  NOTARY PUBLIC  My Commission expires: 7/9/18  AFFIX SEAL
2014-001715	KAREN RUDZINSKI  Notary Public - State of Arizone  MARICOPA COUNTY  My Commission Expires July 9, 2018

### 20150515000162190 05/15/2015 03:07:48 PM DEEDS 3/3

#### Real Estate Sales Validation Form

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

Grantor's Name	Cortificator Serios 2005.7		Infinity Investments LLC
Mailing Address	Certificates Series 2005-7 , AL	Mailing Address	921 2nd Avenue N, Suite B Birmingham, AL 35203
Property Address	119 Roy Court Helena, AL 35080	Total Purchase Price or Actual Value	May 07, 2015  / 0/ 06()
		or Assessor's Market Value	
one) (Recordation Bill of Sale Sales Cor Closing S	ntract tatement document presented for recordation cor	ed) Appraisal Other	
	Ins	tructions	
Grantor's name an current mailing add	d mailing address - provide the name o dress.	of the person or persons co	nveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the name of	of the person or persons to	whom interest to property is being
Property address -	the physical address of the property be	eing conveyed, if available.	
Date of Sale - the	date on which interest to the property w	as conveyed.	
Total purchase price the instrument offer	ce - the total amount paid for the purchared for record.	ase of the property, both re	al and personal, being conveyed by
	property is not being sold, the true valued red for record. This may be evidenced market value.	, , , , , , , , , , , , , , , , , , ,	
valuation, of the pr	led and the value must be determined, operty as determined by the local official e used and the taxpayer will be penalize	al charged with the respons	sibility of valuing property for property
	of my knowledge and belief that the inf that any false statements claimed on the 1975 § 40-22-1 (h).	nis form may result in the ir	mposition of the penalty indicated in
Date May 15, 2015	5	Print Will	jan Captra
l Inattested Fil	led and Recorded	Sign	Zu Su
Ju	ficial Public Records (verified by) dge James W. Fuhrmeister, Probate Judge, ounty Clerk	(Grantor/	Grantee/Owner/Agent) circle one

Shelby County, AL

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**\$121.50 DEBBIE** 

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Form RT-1