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06/01/2015 02:13:03 PM
DEEDS 1/5

STATE OF ALABAMA
SHELBY COUNTY

Return To:

Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

Mail Tax Statements To:

Richard McBee
272 Valley View Lane
Indian Springs, AL 35124

2-18123

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of **EIGHTY-ONE THOUSAND, THREE HUNDRED SEVENTY-FIVE and 00/100 (\$81,375.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-18CB, Mortgage Pass Through Certificates, Series 2005-18CB, whose post office address is **7105 Corporate Drive, Plano, TX 75024** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto RICHARD MCBEE, together with every contingent remainder and right of reversion, whose post office address is 272 Valley View Lane, Indian Springs, AL 35124 (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 523 12th Street NW, Alabaster, AL 35007

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever.

To have and to hold unto the said grantee forever.

Grantor to convey the title by special warranty deed without covenants of the title or equivalent for the State the property is located. Grantor makes no representations or warranties of any kind or nature whatsoever, whether express, implied, implied by law or otherwise concerning the condition of the title of the property.

In witness whereof, Grantor has hereunto set a hand and seal this 21 day of MAY, 2015.

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-l8CB, Mortgage Pass Through Certificates, Series 2005-18CB

By: [Signature]
**Bank of America, N.A., successor by merger to
BAC Home Loans Servicing, LP as attorney in fact**

Title: AVP

KERRI STEPHEN
Printed Name

Signed, sealed and delivered in our presence:

[Signature]
Witness

[Signature]
Witness

TODD GABERT
Printed Name

DANIELLE ROGERS
Printed Name

STATE OF ARIZONA }

COUNTY OF MARICOPA }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KERRI STEPHEN, who is named as a/the AVP of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact for THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-l8CB, Mortgage Pass Through Certificates, Series 2005-18CB**, a/an ARIZONA (state) corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, KERRI STEPHEN AVP as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this 21 day of MAY, 2015.

[Signature]
Notary Public JUDY SHU
My commission expires: 8-20-2015

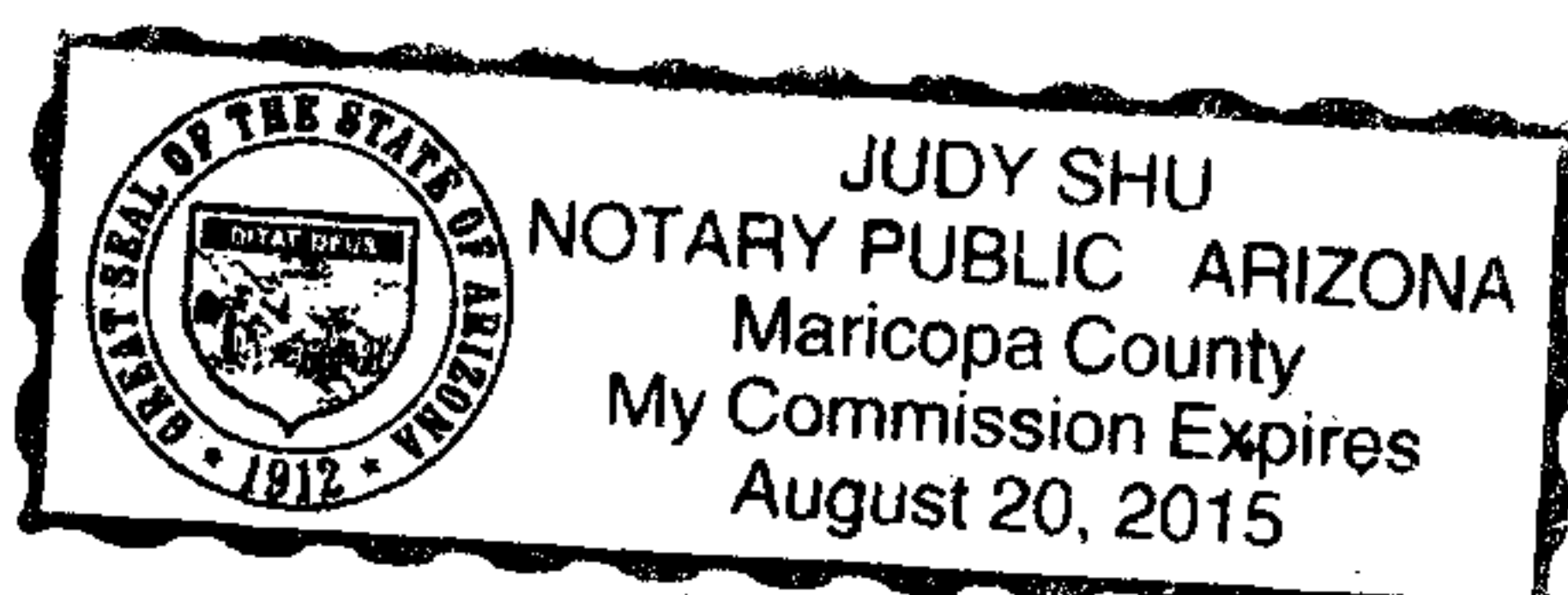


Exhibit "A"

The following described property:

Part of the Northeast 1/4 of the Southeast, Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the Southwest corner of said Northeast 1/4 of Southeast 1/4, run North along the East Line of said 1/4-1/4 section for a distance of 180 feet to the point of beginning; thence continue North along the same course for a distance of 167 feet; thence turn an angle to the left of 88 degrees 49 minutes and run West parallel with the South line of said 1/4-1/4 section for a distance of 190 feet; thence turn an angle to the left of 91 degrees 11 minutes and run South parallel with the East line of said 1/4-1/4 section for a distance of 167 feet; thence turn an angle to the left of 88 degrees 49 minutes and run East for a distance of 190 feet to the point of beginning.

Property Address: 523 12th Street NW, Alabaster, AL 35007

OWNER'S AFFIDAVIT AND CERTIFICATE
OF DOMESTIC STATUS

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, a notary public, on this day personally appeared Kerri Stephen who being first duly sworn, deposes and says that to the undersigned's best knowledge, which knowledge is based solely upon the undersigned's review of the appropriate business and property records prepared by or provided to Bank of America, N.A. ("BANA"):

1. I am the AVP of BANA, the servicer authorized by the Property owner of record (the Property owner of record is herein the "Company") to handle the sale and disposition of the Property and to execute this instrument.

2. This Affidavit is made for the purpose of inducing WFG National Title to insure title to the Property in connection with a sale ("Sale") of such Property by or at the direction of BANA.

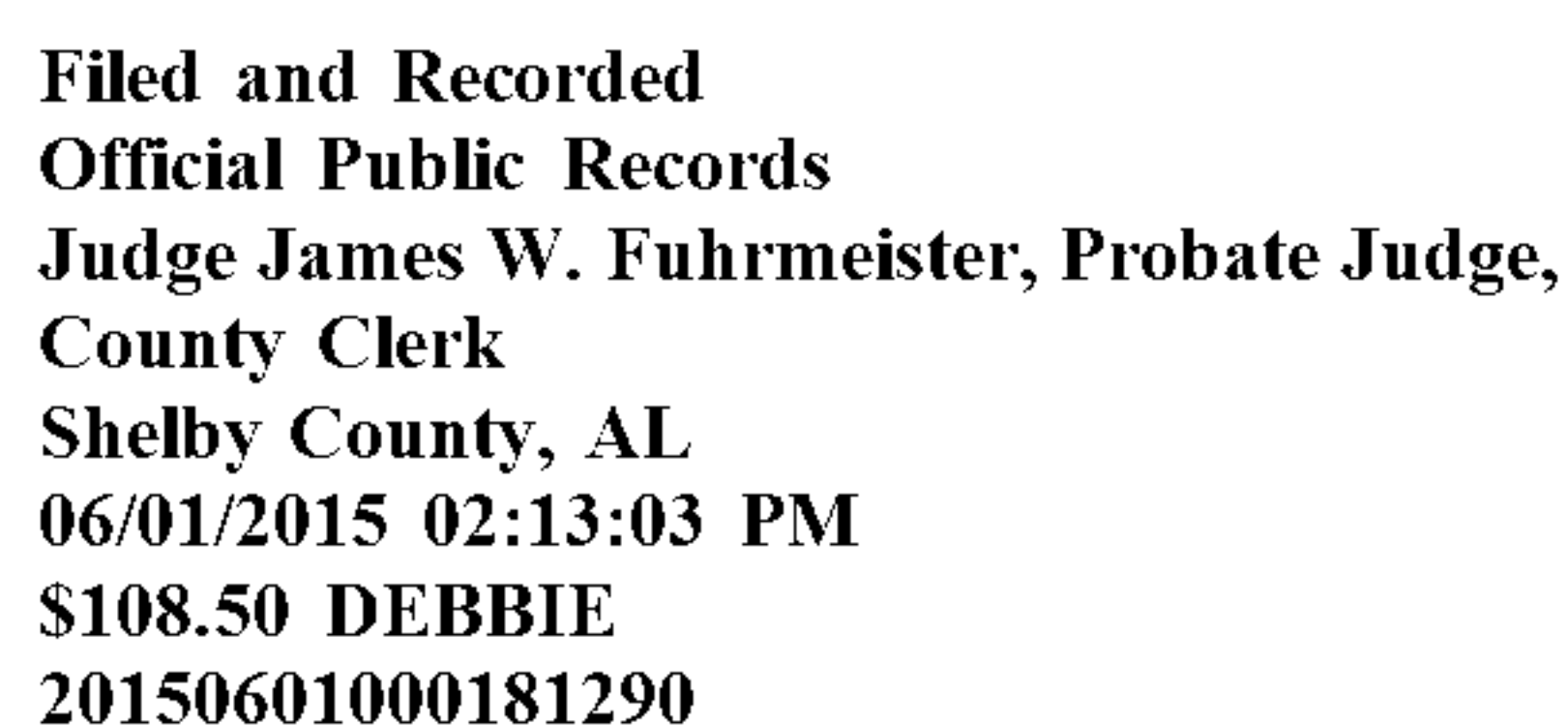
3. The Company is the owner of that certain real property described as follows (the "Property"):

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:
PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST, SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, RUN NORTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE SAME COURSE FOR A DISTANCE OF 167 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEGREES 49 MINUTES AND RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 190 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 91 DEGREES 11 MINUTES AND RUN SOUTH PARALLEL WITH THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 167 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEGREES 49 MINUTES AND RUN EAST FOR A DISTANCE OF 190 FEET TO THE POINT OF BEGINNING.


4. No unrecorded agreements have been entered into with respect to the Property by or at the direction of BANA or the Company, no material has been furnished by or at the direction of BANA or the Company to the Property, and no labor has been performed by or at the direction of BANA or the Company to the Property, for which payment will not be made in a timely manner. BANA hereby agrees to indemnify and hold the Title Company harmless from and will pay any and all loss, costs or damages, including reasonable attorney's fees which the Title Company may incur or become liable for under its policy of title insurance insuring the Property Sale as a direct result of: (i) the Title Company's reliance on the truth of the statements made in this Paragraph 4, (ii) the filing

5. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by the Company, the undersigned hereby certifies the following on behalf of the Company: the Company is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); the Company is not a disregarded entity as defined in § 1.1445-2(b)(2)(iii); the Company's U.S. employer identification number is 52-2457212; and the Company's office address is 2505 W. Chandler Blvd, Chandler, AZ 85224. The Company understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of the Company.

Print Name: Kerri Stephen, AVP



Subscribed and sworn to before me this 21 day of May, 2015, by Kerri Stephen, AVP.

 JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public JUDY SHU