

20150714000237920 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
07/14/2015 08:09:59 AM FILED/CERT

Prepared by: McCalla Raymer, LLC Closing Department 1544 Old Alabama Road Roswell, GA 30076	Send Property Tax Notice to: 249 Macallan Drive Pelham, AL 35124
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SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **The Bank of New York Mellon fka The Bank of New York, as Trustee for Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-17CB Mortgage Pass-Through Certificates, Series 2007-17CB** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Andrea E. Gregory and Michael S Hammett** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Limestone, State of Alabama, to-wit:

The following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1320, according to the Final Plat Macallan at Ballantrae Phase I, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama.
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

BEING THE SAME PROPERTY conveyed to Leif M. Carlson, a single man, from Don Martin Construction Co., Inc., a corporation by Corporation General Warranty Deed as set forth in Instrument No. 20070604000257030 recorded on 06/04/2007, Recorder of Deeds Shelby County, State of Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD JANUARY 12 2015 IN DEED BOOK INST# 201012200023460, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Property Address: 249 Macallan Drive, Pelham, AL
35124
PID#: 160665880
Page 11

Shelby County, AL 07/14/2015
State of Alabama
Deed Tax: \$4.50

IN WITNESS WHEREOF, The Bank of New York Mellon fka The Bank of New York, as Trustee for Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-17CB Mortgage Pass-Through Certificates, Series 2007-17CB who is authorized to execute this conveyance, has hereto set its signature and seal, on this 28 day of MAY, 2015.

The Bank of New York Mellon fka The Bank of New York, as Trustee for Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-17CB Mortgage Pass-Through Certificates, Series 2007-17CB by Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP as Attorney-in-Fact

By: [Signature] (SEAL)

Name: KERRI STEPHEN

Title: AVP

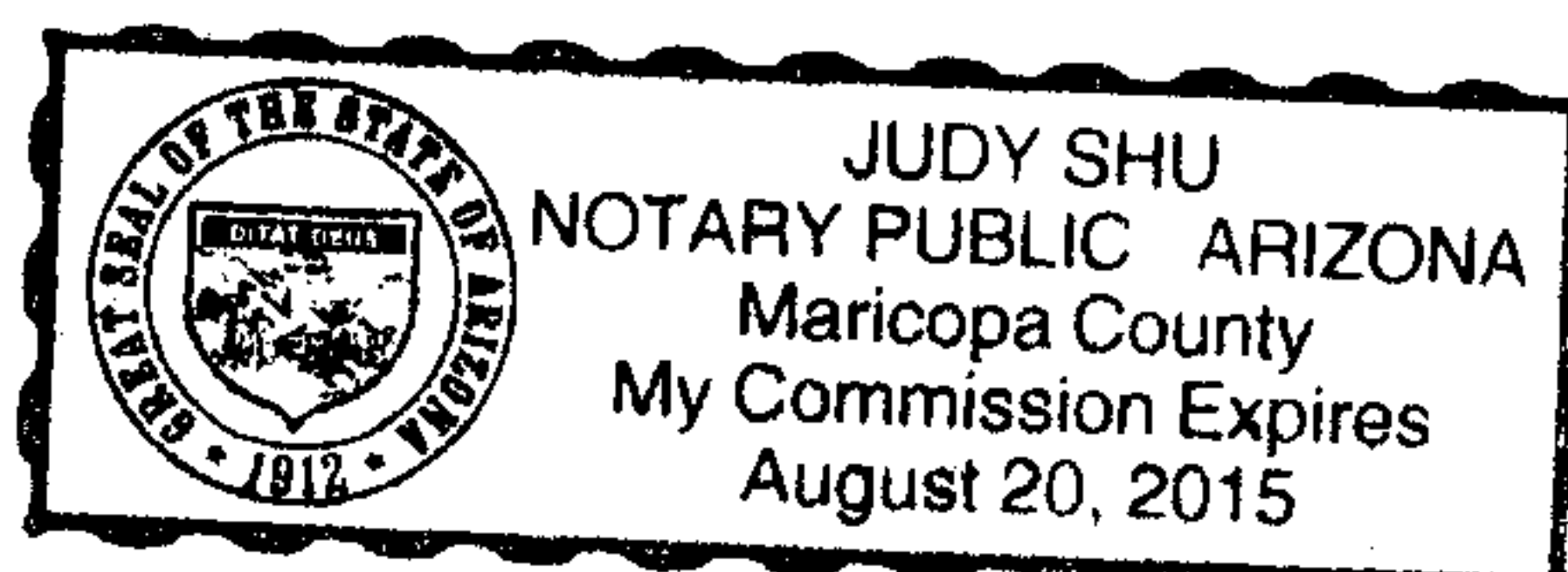
State of ~~XXXX~~ ARIZONA
County of ~~XXXX~~ MARICOPA


I, JUDY SHU the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that KERRI STEPHEN whose name as 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 fka The Bank of New York, as Trustee for Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-17CB Mortgage Pass-Through Certificates, Series 2007-17CB, 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 with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 28 day of MAY, 2015.

[Signature]
Notary Public JUDY SHU

My Commission expires: 8-20-2015




20150714000237920 2/3 \$24.50
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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
fka The Bank of New York, as
Trustee for Certificateholders
of the CWALT, Inc.,
Alternative Loan Trust 2007-
17CB Mortgage Pass-Through
Certificates, Series 2007-17CB

Mailing Address 2505 W Chandler Blvd
Chandler, AZ 85221

Property Address 249 Macallan Drive
Pelham, AL 35124

Grantee's Name Andrea E. Gregory and Michael S.
Hammett

Mailing Address 249 Macallan Drive
Pelham, AL 35124

Date of Sale 06/01/2015
Total Purchase Price \$225,000.00

or
Actual Value
or
Assessor's Market Value

20150714000237920 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
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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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other \$225,000.00

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 6/4/15

Unattested

(verified by)

Print

Sign

Rachel Dugan

R Dugan

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1