

20150811000278130
08/11/2015 12:01:22 PM
DEEDS 1/4

Commitment Number: 3359387

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11-7-36-3-000-026.149

SPECIAL WARRANTY DEED

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., THE ALTERNATIVE LOAN TRUST 2003-22CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-59, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, for \$94,500.00 (Ninety Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **NICOLAS D. THOMAS**, a (an) SINGLE person, hereinafter grantee, whose tax mailing address is **141 HAYESBURY LANE, PELHAM, AL 35124**, the following real property:

**All that certain parcel of land situated in the City of Pelham, County of Shelby, State of Alabama, being known and designated as follows: Lot 21, according to the Survey of Final Plat of Hayesbury Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama. **

Being the same property as conveyed from RED MOUNTAIN TITLE, LLC, AS AUCTIONER to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., THE ALTERNATIVE LOAN TRUST 2003-22CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-59, as described in INST # 20150429000139870, Dated

04/24/2015, Recorded 04/29/2015 in SHELBY County Records.

Property Address is: 141 HAYESBURY LANE, PELHAM, AL 35124

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20150429000139870**

Executed by the undersigned on 7-16-, 2015:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., THE ALTERNATIVE LOAN TRUST 2003-22CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-59, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: 

Printed Name: Todd Gabert

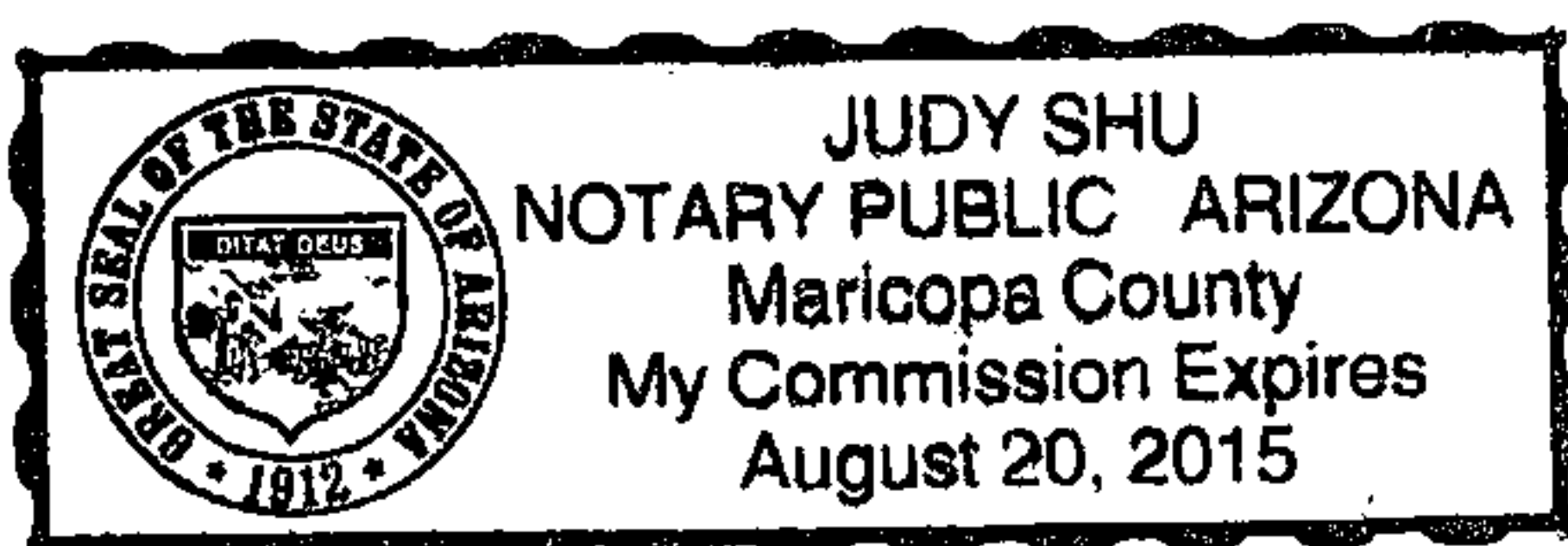
Its: AVP

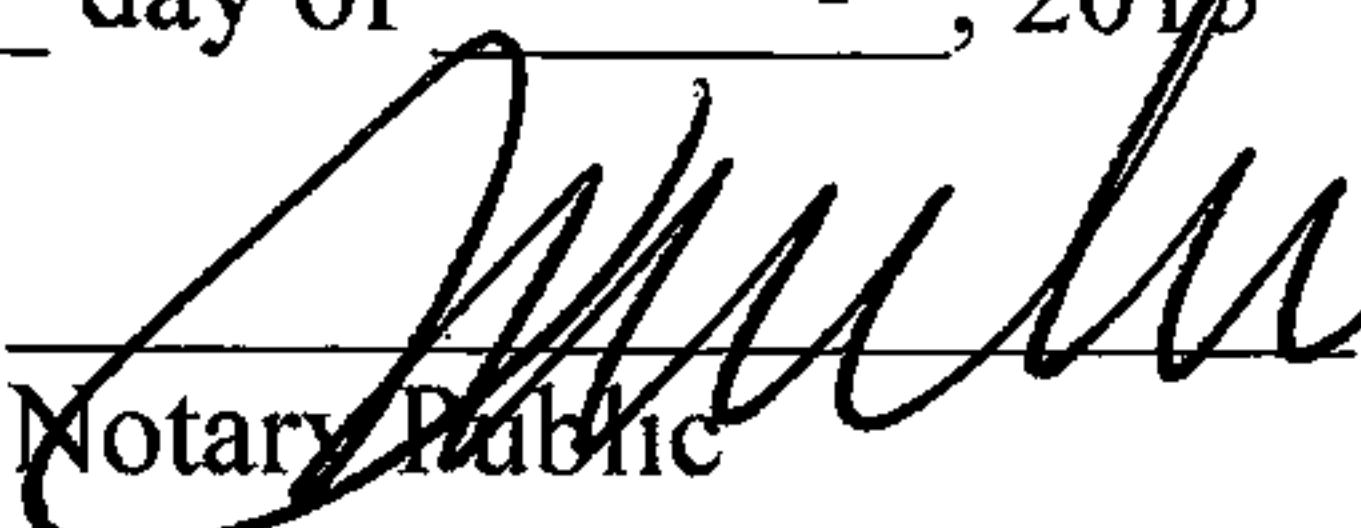
A Power of Attorney relating to the above described property was recorded on _____ at Document Number: _____.

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Todd Gabert its AVP, on behalf of the Grantor **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., THE ALTERNATIVE LOAN TRUST 2003-22CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-59, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 16th day of July, 2015




Notary Public
Judy Shu

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
Mailing Address fka The Bank of New York
2505 W Chandler Blvd
Chandler AZ 85224

Grantee's Name Nicolas D Thomas
Mailing Address 141 Hayesbury Lane
Phelham AL 35124

Property Address 141 Hayesbury Lane
Phelham AL 35124

Date of Sale 07/16/2015

Total Purchase Price \$ 94,500.00

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other

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 8/10/2015

Print

Aaron Meyer

Unattested

Kylee Dado

Sign

Aaron Meyer

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2015 12:01:22 PM
\$117.50 CHERRY
20150811000278130

(verified by)

Print Form

Form RT-1