

Prepared by: <b>McCalla Raymer, LLC</b> <b>Closing Department</b> 1544 Old Alabama Road Roswell, GA 30076	Send Property Tax Notice to: 1462 Amberley Woods CV Helena, AL 35080
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**SPECIAL WARRANTY DEED**

State of \_\_\_\_\_  
County of \_\_\_\_\_

**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 the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-5** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Damien Erwin** (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 Shelby, State of Alabama, to-wit:

Lot 14-A, according to a Resurvey of Lots 12 through 27, and Green Area, Phase I, Amberley Woods, 3<sup>rd</sup> Sector, as recorded Map Book 23, Page 146, in Probate Office of Shelby County, Alabama Records; being situated in Shelby County, 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 05/14/2015 IN INSTRUMENT NO. 20150618000205180, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Shelby County, AL 10/21/2015  
State of Alabama  
Deed Tax:\$20.50

Property Address: 1462 Amberley Woods CV, Helena,  
AL 35080  
PID#: 1082139  
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IN WITNESS WHEREOF, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-5 who is authorized to execute this conveyance, has hereto set its signature and seal, on this 3 day of August, 2015.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-5

By: Scott Keeter (SEAL) Scott Keeter, Vice President  
Name: Specialized Asset Management, LLC  
Title: as Attorney in Fact  
For Specialized Loan Servicing, LLC

Attested: Jeffery Dowden (SEAL)  
Name:  
Title: Jeffery Dowden, Second Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC

State of COLORADO  
County of DOUGLAS


I, Stephen J. Maestas the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Scott Keeter whose name as VP of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-5, 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 3 day of August, 2015.

[Signature]  
Notary Public

My Commission expires: \_\_\_\_\_

STEPHEN J MAESTAS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154011058  
MY COMMISSION EXPIRES 03/18/2019

  
20151021000367670 2/4 \$43.50  
Shelby Cnty Judge of Probate, AL  
10/21/2015 01:08:43 PM FILED/CERT



## 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 the  
                      certificateholders of the  
                      CWABS, Inc.,  
                      ASSET-BACKED  
                      CERTIFICATES, SERIES  
                      2007-5

Mailing Address    8742 Lucent Blvd.  
                          Suite 575  
                          Highlands Ranch, CO 80129


Property Address    1462 Amberley Woods CV  
                          Helena, AL 35080

Grantee's Name    Damien Erwin

Mailing Address    163 Tarocco  
                          Irvine, CA 92618

Date of Sale        09/09/2015  
Total Purchase Price    \$102,000.00

or  
Actual Value  
or  
Assessor's Market Value

  
20151021000367670 3/4 \$43.50  
Shelby Cnty Judge of Probate, AL  
10/21/2015 01:08:43 PM FILED/CERT

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 \_\_\_\_\_

\_\_\_\_\_  
Unattested

Print


Sign

Damien Erwin  


\_\_\_\_\_  
(verified by)

\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

  
20151021000367670 4/4 \$43.50  
Shelby Cnty Judge of Probate, AL  
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