

AL-15100020S

This instrument was prepared by:

Amanda Beckett  
Rubin Lublin AL, LLC  
100 Concourse Parkway, Suite 125  
Birmingham, AL, 35244

Send Tax Notices To:

Bryan T Moody and Stephanie Moody  
197 Greenfield Ln  
Alabaster, AL 35002

**20151103000381750**

**11/03/2015 10:12:23 AM**

**DEEDS 1/5**

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3740 Davinci Court, Suite 150  
Peachtree Corners, GA 30092

THE STATE OF Colorado  
Douglas COUNTY

#### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 178,000.00 Dollars, to the undersigned grantor(s), **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 2006-12** in hand paid by **Bryan T Moody and Stephanie Moody**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Bryan T Moody and Stephanie Moody**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Bryan T Moody and Stephanie Moody** and his heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 06/02/2015 recorded in Shelby County. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

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In Witness Whereof, we have hereunto set our hands and seals, this 10 day of October, 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 2006-12

Specialized Loan Servicing, LLC, as attorney in fact, **Ashlee Randall, Second Assistant Vice President**  
**Specialized Asset Management, LLC**  
**as Attorney in Fact**  
**For Specialized Loan Servicing, LLC**

By: Ashlee Randall  
Printed Name: Ashlee Randall

Title: 2nd Asst VP of Specialized Loan Servicing, LLC, as attorney in fact for 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 2006-12

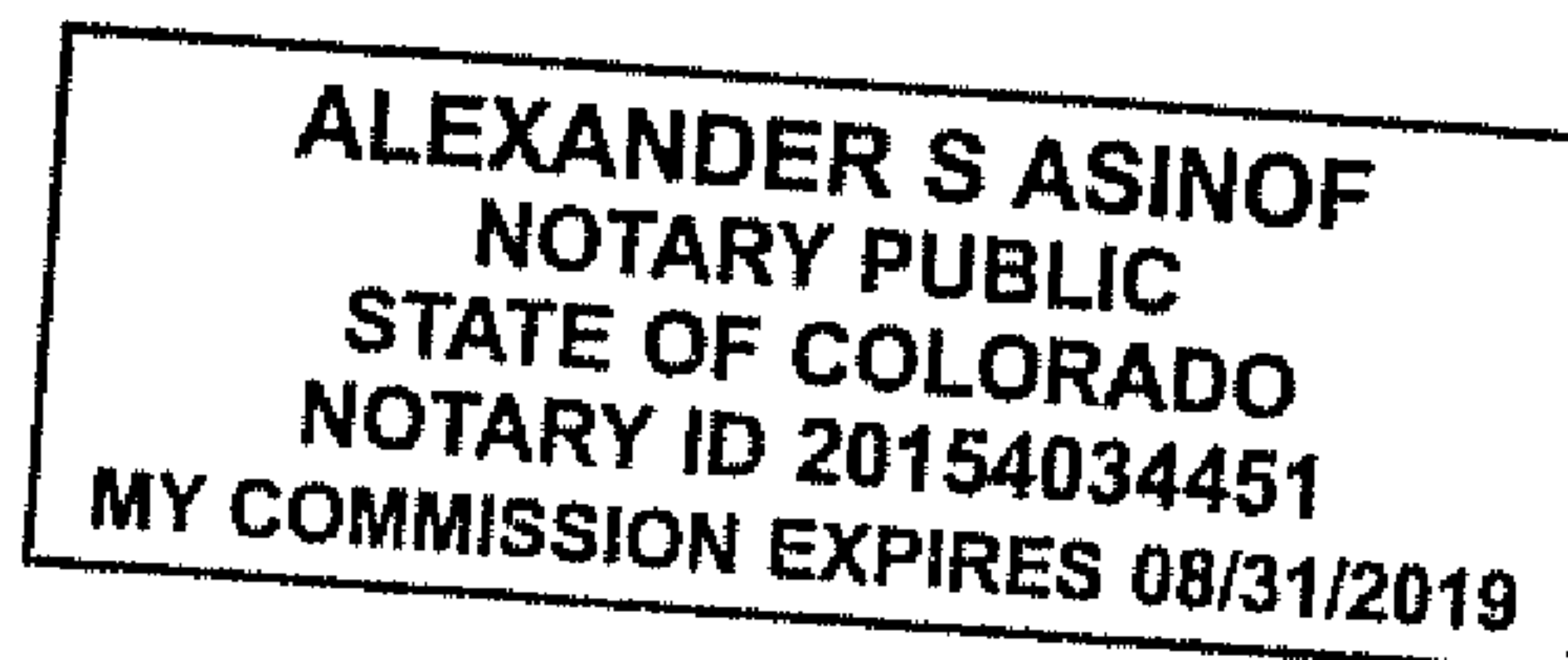
The State of Colorado

Douglas County

I, **Alexander Asinof** Notary Public in and for said County, in said State, hereby certify that **Ashlee Randall** whose name as 2nd Asst VP of Specialized Loan Servicing, LLC as attorney in fact for 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 2006-12 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney in fact as aforesaid.

Given under my hand this the 6 day of October, 2015

Alexander Asinof  
Notary Public



AL-15100020S

**EXHIBIT "A"**

LOT 33, ACCORDING TO THE CHINABERRY SUBDIVISION, PHASE II FINAL PLAT, AS RECORDED IN MAP BOOK 34, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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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 the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12	Grantee's Name:	Bryan T Moody and Stephanie Moody
Mailing Address:	c/o Specialized Loan Servicing LLC, 8742 Lucent Blvd, Ste 300 Highlands Ranch, CO 80129	Mailing Address:	166 CHINABERRY LN Maylene, AL 35114
Property Address:	166 CHINABERRY LN Maylene, AL 35114	Date of Sale:	10/29/2015
		Total Purchase Price:	178,000.00

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.

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**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. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

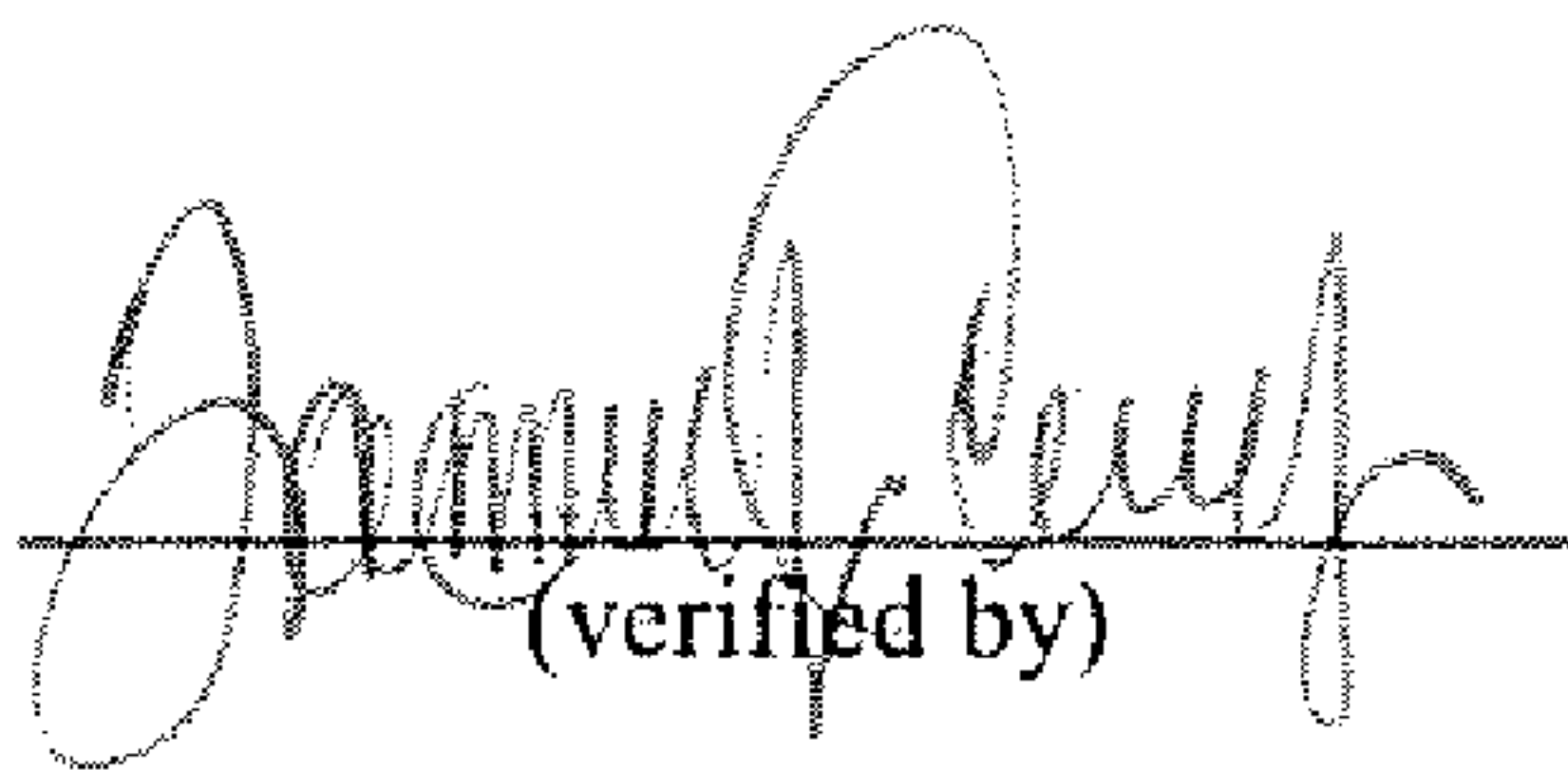
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of  
valuing property for property tax purposes will be used and the taxpayer will 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).

AL-15100151S

Date: 11-3-15

\_\_\_\_ Unattested

  
(verified by)

Print: LAUREN J. GRIER  
Sign:   
(Grantor/Grantee/Owner/Agent) circle one

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Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/03/2015 10:12:23 AM  
\$62.00 CHERRY  
20151103000381750

