


Send Tax Notice To:  
**Randal E. King and Joyce A. King**  
**41825 Hwy 25, Vincent, AL 35178**

  
20151104000383820 1/5 \$71.50  
Shelby Cnty Judge of Probate, AL  
11/04/2015 01:03:21 PM FILED/CERT

---

Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF Shelby

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF **\$45,500.00** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **The Bank of New York Mellon f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Randal E. King and Joyce A. King, husband and wife**, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Commence at the Southwest corner of the Southwest quarter of the Southeast corner of Section 15, Township 19 South, Range 2 East, thence run East along the South line of said Section a distance of 282.00 feet; thence turn an angle of 48 degrees, 53 minutes, 21 seconds to the left and run a distance of 983.44 feet to a point on the Northwest right of way of Alabama State Highway No. 25, and the point of beginning; thence turn an angle of 108 degrees, 14 minutes, 27 seconds to the left and run a distance of 210.41 feet; thence turn an angle of 101 degrees 28 minutes 38 seconds to the right and run a distance of 211.80 feet; thence turn an angle of 79 degrees 01 minutes 10 seconds to the right and run a distance of 210.23 feet to a point on the Northwest right of way of said Highway 25; thence turn an angle of 100 degrees, 09 minutes 11 seconds to the right to the tangent of a right of way curve and run along the curve, (whose Delta angle is 1 degrees, 45 minutes, 02 seconds to the right, radius is 6873.48 feet, Tangent distance is 105.00 feet, length of Arc is 210.00 feet), to the point of beginning, situated in the Southwest quarter of the Southeast quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel ID/Folio: 07-5-15-4-000-014.000

Commonly known as: 41825 Highway 25, Vincent, AL 35178

220-AL-V4

Shelby County, AL 11/04/2015  
State of Alabama  
Deed Tax: \$45.50

E 211 26279  
FEDX-5286  
10-14 SRR

OK

Prior instrument reference: **20150519000166470** of the Public  
Records of the **Probate Judge of Shelby**  
County, State of Alabama.

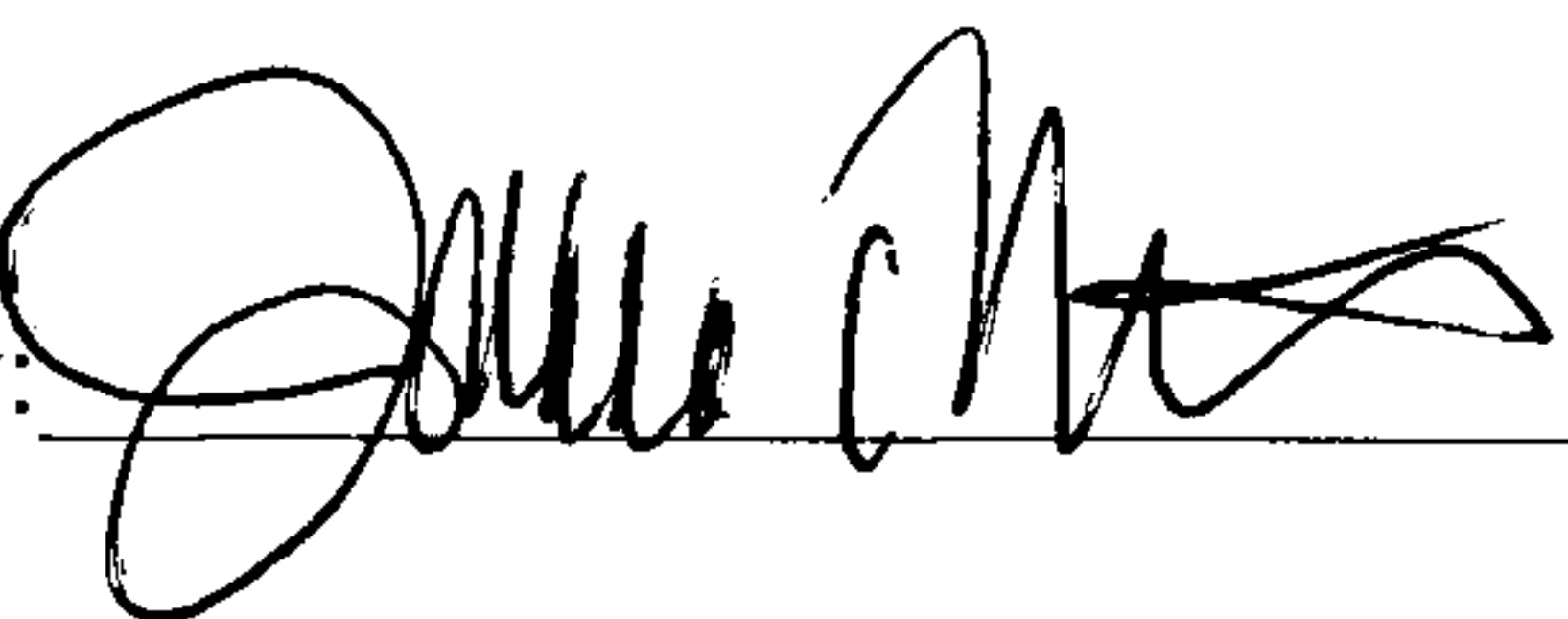
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.


Executed on this **October 14, 2015**.

Witness (If Applicable)

**The Bank of New York Mellon f/k/a The  
Bank of New York, successor in interest to  
JPMorgan Chase Bank, N.A. as Trustee  
for Structured Asset Mortgage  
Investments II Inc., Bear Stearns ALT-A  
Trust, Mortgage Pass-Through  
Certificates, Series 2005-7, by Wells Fargo  
Bank, NA who has been appointed as  
Attorney-in-Fact**

By: 

Name: **Juana C Martinez**

By: 

Name: **Yvette Blatchford**  
Its: **VP Loan Documentation**



20151104000383820 2/5 \$71.50  
Shelby Cnty Judge of Probate, AL  
11/04/2015 01:03:21 PM FILED/CERT



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

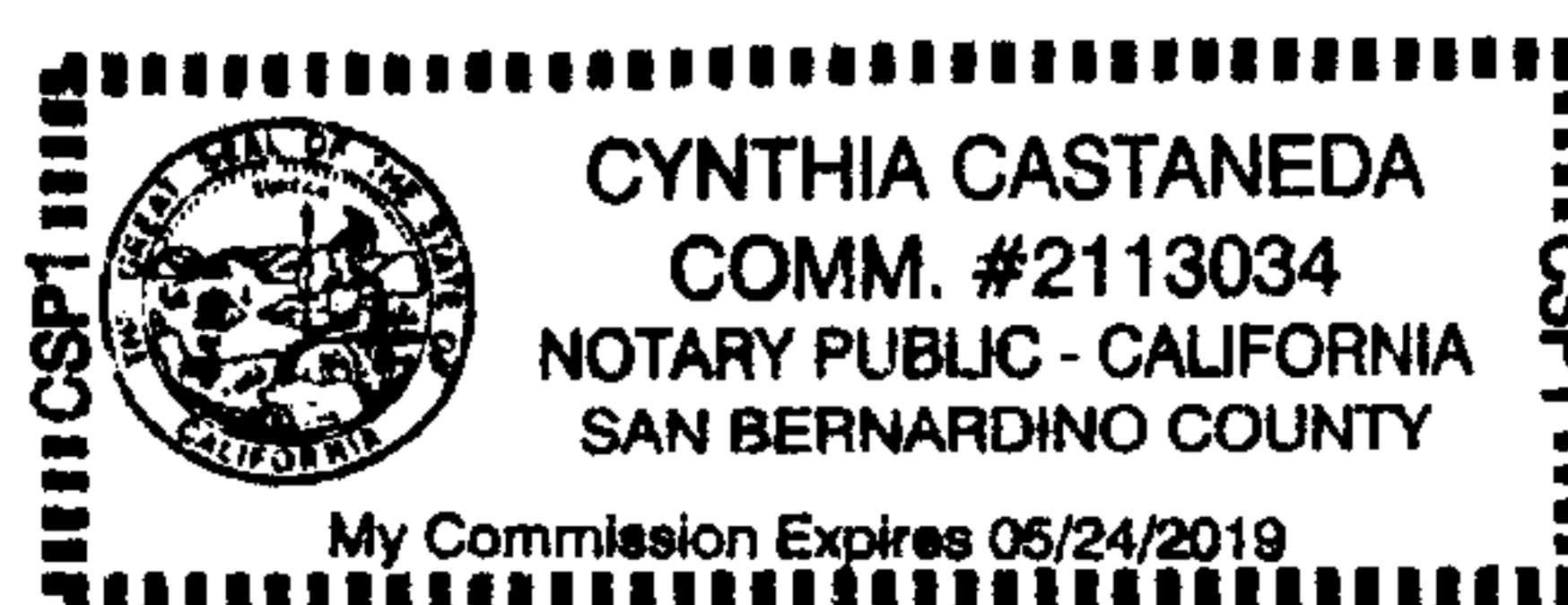
County of San Bernardino )

On OCT 14 2015 before me, Cynthia Castaneda Notary Public,  
personally appeared Yvette Blatchford,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~(is) are  
subscribed to the within instrument and acknowledged to me that he~~/she~~they executed the same  
in his~~/her~~their authorized capacity~~(ies)~~, and that by his~~/her~~their signature~~(s)~~ on the instrument  
the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Yvette Blatchford", written over a horizontal line.

(Seal)

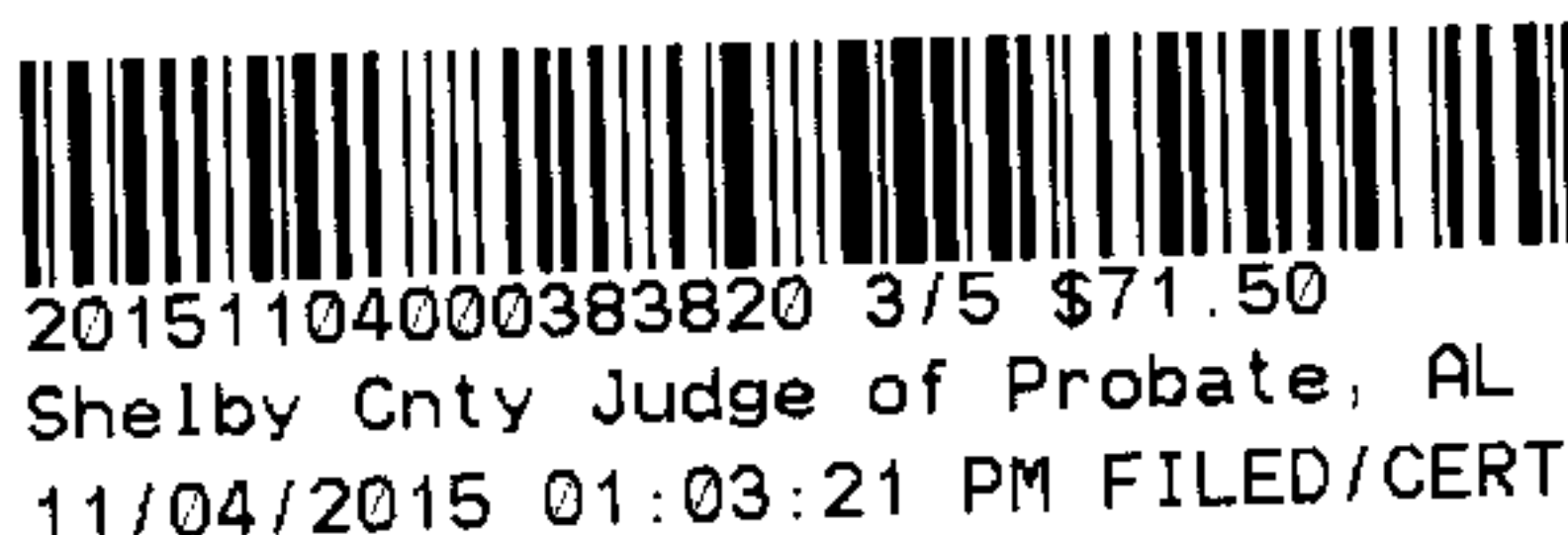
Prepared by:

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. Commitment Number: 15316720

Send future tax bills to:

Randal E. King and Joyce A. King  
41825 Hwy 25, Vincent, AL 35178

220-AL-V4



## EXHIBIT A

**The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7**

By: Wells Fargo Bank N.A.  
As Attorney In Fact



20151104000383820 4/5 \$71.50  
Shelby Cnty Judge of Probate, AL  
11/04/2015 01:03:21 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 f/k/a  
The Bank of New York, successor in  
interest to JPMorgan Chase Bank,  
N.A. as Trustee for Structured Asset  
Mortgage Investments II Inc., Bear  
Stearns ALT-A Trust, Mortgage Pass-  
Through Certificates, Series 2005-7

Mailing Address c/o Wells Fargo Bank NA  
8480 Stagecoach Circle,  
Frederick, MD 21701

Property Address 41825 Hwy 25, Vincent, AL 35178



20151104000383820 5/5 \$71.50  
Shelby Cnty Judge of Probate, AL  
11/04/2015 01:03:21 PM FILED/CERT

Grantee's Name Randal E. King and Joyce A.  
King

Mailing Address 41825 Hwy 25, Vincent, AL  
35178

Date of Sale 10/26/2015

Total Purchase Price 45,500.00

or

Actual Value \$ N/A

or

Assessor's Market Value \$ N/A

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 **OCT 20 2015**

Unattested

(verified by)

Print

Sign

**Y. Granillo**  
VP Loan Documentation

**SEE EXHIBIT A**

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

Form RT-1

BOSN-36279