

20151229000442540
12/29/2015 04:03:35 PM
DEEDS 1/3

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Glenn Putterie
Amanda Putterie
4116 Fawn Dr.
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty-Nine Thousand Five Hundred And 00/100 Dollars (\$189,500.00) to the undersigned, Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Glenn Putterie, and Amanda Putterie, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Map or Survey of Deer Ridge Lakes, Sector 2, as recorded in Map Book 32, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument No. 20031229000826780.
4. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20150722000248630, in the Probate Office of Shelby County, Alabama.

\$186,067.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of November, 2015.



Bank of New York Mellon, f/k/a The Bank of New York, as trustee,
on behalf of the holders of the Alternative Loan Trust 2006-6CB,
Mortgage Pass-Through Certificates, Series 2006-6CB

By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as
Attorney in Fact

By: [Signature] 11-24-15
Chanthaly Many-Goldfarb
Its Document Control Officer

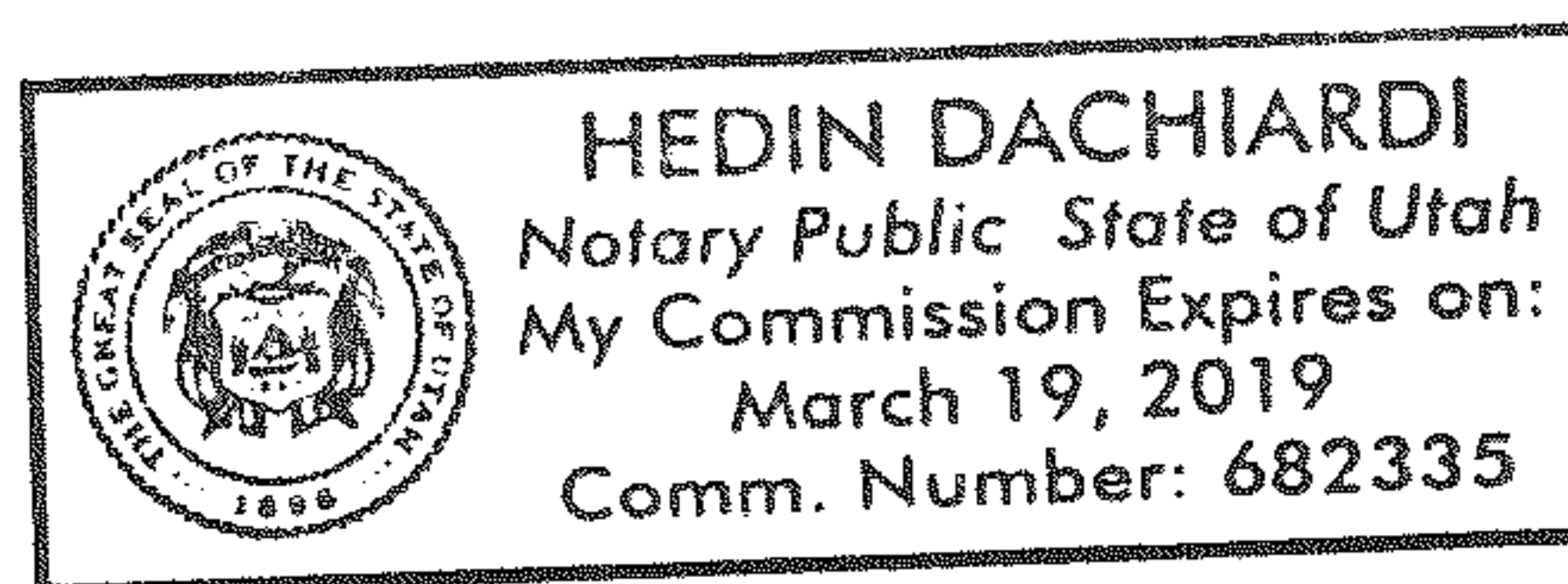
STATE OF Utah
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chanthaly Many-Goldfarb, whose name as Document Control Officer of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB, 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 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 and official seal, this the 24 day of November, 2015.

[Signature]
NOTARY PUBLIC
My Commission expires: **MAR 19 2019**
AFFIX SEAL

2015-001247



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Bank of New York Mellon
 Mailing Address 3815 S West Temple
Salt Lake City, UT 84115

Grantee's Name Glenn Putterie
 Mailing Address Amanda Putterie
416 Fawn Dr.
Chelsea, AL 35043-3201

Property Address 416 Fawn Dr.
Chelsea, AL 35043-3201

Date of Sale 12/28/15
 Total Purchase Price \$ 189,500.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 12/28/15

Print Caitlin Graham

Unattested

Sign Caitlin Graham

(Grantor/Grantee/Owner/Agent) circle one



(verified by)
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/29/2015 04:03:35 PM
 \$23.50 JESSICA
 20151229000442540

Form RT-1