

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

Send Tax Notice to:
Matthew Hebson

2827 St. Patrick Place
Helena, AL 35080

SPECIAL WARRANTY DEED

20160608000196920

06/08/2016 08:57:15 AM

DEEDS 1/3

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Seven Thousand Nine Hundred And 00/100 Dollars (\$97,900.00) to the undersigned, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-17, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Matthew Hebson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37A, according to a Resurvey of Lots 36 and 37, of Braelinn Village, Phase II, as recorded in Map Book 14, Page 119, 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 Grantee herein assume and agree to pay.
3. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. Restrictions as shown on recorded plat.
5. 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. 20151230000443630, in the Probate Office of Shelby County, Alabama.

\$ 96,126.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6th
day of ~~March~~, 2016.
April

The Bank of New York Mellon fka The Bank of New
York, as Trustee for the Certificateholders of CWABS,
Inc., Asset-Backed Certificates, Series 2005-17

By Bradley S. Johnson

By: Ditech Financial, LLC, fka Green Tree Servicing,
LLC, as servicer with delegated authority for the trustee as
attorney-in fact

Name: Bradley S. Johnson

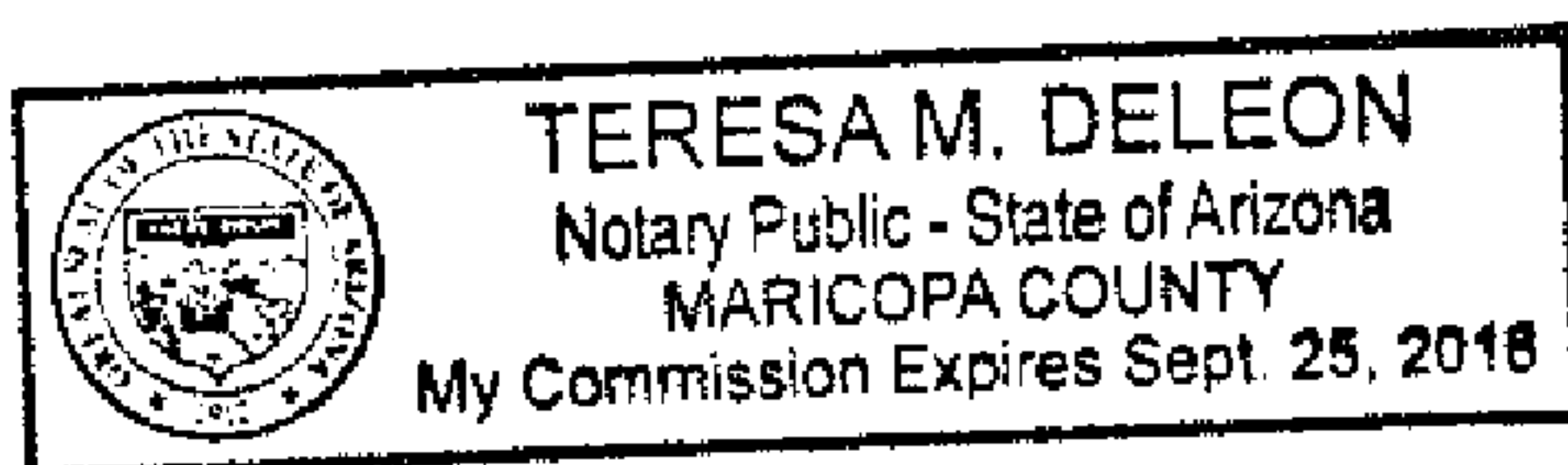
Title: Assistant Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Bradley S. Johnson, whose name as Assitant Vice President of Ditech
Financial, LLC, fka Green Tree Servicing, LLC, as servicer with delegated authority for the
trustee, as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York, as
Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-17,
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 6th day of April, 2016.



[Signature]
NOTARY PUBLIC
My Commission expires: 9-25-16
AFFIX SEAL

2016-000012

LN: 82237309

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 2375 N. Glenville Drive
Richardson, TX 75082

Grantee's Name Matthew D. Hebson
Mailing Address 2827 St. Patrick Place
Helena, AL 35080

Property Address 2827 St. Patrick Place
Helena, AL 35080

Date of Sale 06/03/2016
Total Purchase Price \$ 97,900.00

or
Actual Value \$

or
Assessor's Market Value \$

20160608000196920 06/08/2016

08:57:15 AM DEEDS 3/3

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 6/7/16

Print Jeff W. Farmer

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2016 08:57:15 AM
\$22.00 CHERRY
20160608000196920