


SEND TAX NOTICE TO:
Bank of America, N.A.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160928000355290 1/3 \$156.00
Shelby Cnty Judge of Probate, AL
09/28/2016 11:39:56 AM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **CAMBRIAN WOOD CONDOMINIUM, INC.**, (hereinafter called "Grantor"), does hereby remise, release, quit claim, grant, sell and convey to **BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-19CB** (hereinafter called "Grantee"), all its rights, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 119, in Cambrian Wood Condominium, By-Laws and Amendments thereto as established by Declaration of Condominium, by-Laws and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, page 2; Misc Book 13, page 4; Misc Book 13, page 344 and Misc. Book 52, page 318, in said Probate Office, together with an undivided .0111225 interest in the common elements as set forth in said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Cambrian Wood Condominium as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama. Subject to covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Condominium Ownership Act as set forth; in the Declaration of Condominium of Cambrian Wood, a Condominium, recorded Misc Book 12, page 87 amended by Misc. Book 13, page 2; Misc Book 13, page 4; Misc. Book 13, page 344 and Misc. Book 52, page 318, in the Articles of Incorporation recorded in Misc. Book 13, page 208, in the By Laws recorded Misc. Book 12, page 151.

TO HAVE AND TO HOLD to the said Grantee forever.

Shelby County, AL 09/28/2016
State of Alabama
Deed Tax: \$134.00

IN WITNESS WHEREOF, the said Ryan E. Morgan on behalf of Cambrian Wood Condominium, Inc. hereto set his/her signature this the 23rd day of September, 2016.

Cambrian Wood Condominium, Inc.



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Ryan E. Morgan

By: Ryan E. Morgan

Its: Attorney for Association

STATE OF Alabama)

COUNTY OF Jefferson)

I, Tina Y. Frazier, a Notary Public in and for said County in said State, hereby certify that Ryan Morgan, whose name as Attorney of CAMBRIAN WOOD CONDOMINIUM, INC., 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Tina Y. Frazier
Notary Public

My Commission Expires: 10-28-17

This instrument was prepared by
Jahan N. Berns, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205
SFN: 379283

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cambrian Wood Condominium, Inc.
Mailing Address C/O Blackwell-Nelson Companies
5502 Caldwell Mill Rd. #A,
Birmingham, AL 35242

Grantee's Name The Bank of New York Mellon..
Mailing Address C/O Bank of America, N.A.
7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Property Address 119 Cambrian Way
Birmingham, AL
35242

Date of Sale 9-23-16

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 133,700.00

* The Quit Claim Deed
is being recorded for the purpose
of clearing title.

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 Tax Assessor's Office

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 9-26-16

Print Tabitha Cooke

☐ Unattested

Sylvia Bowers

Sign Tabitha Cooke

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1