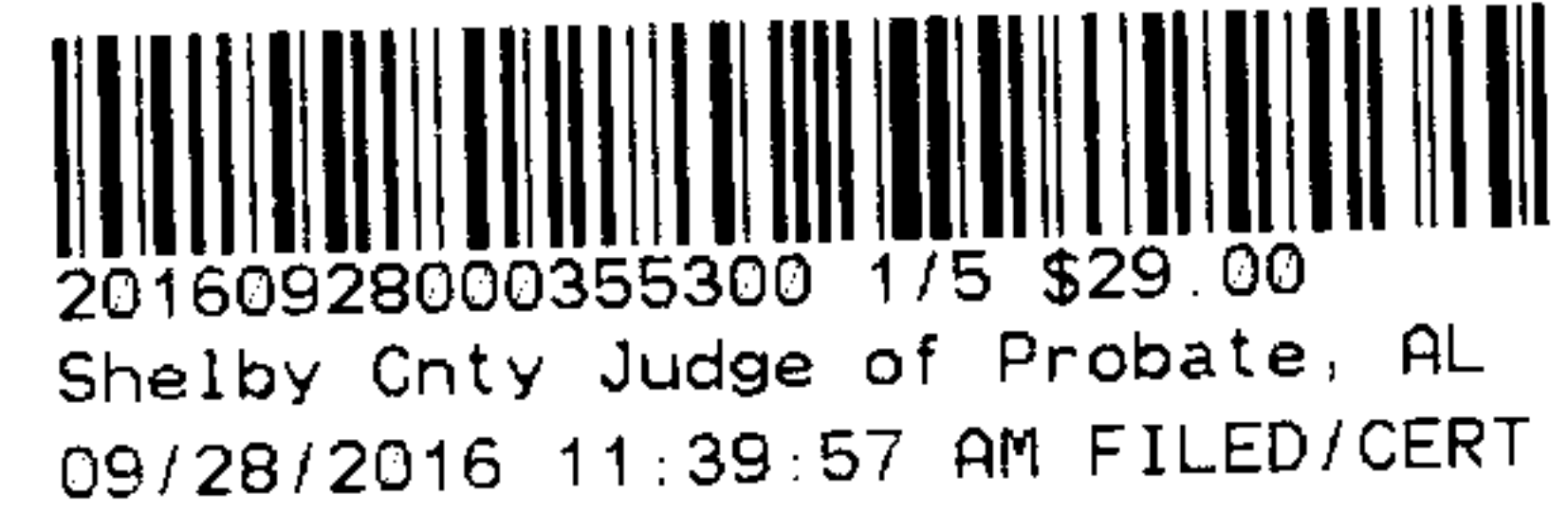


**SEND TAX NOTICE TO:**

Bank of America, N.A.  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024

**STATE OF ALABAMA**       )  
  )  
**COUNTY OF SHELBY**       )



**Grantor: Cambrian Wood Condominium, Inc.**

**Grantee: The 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**

**DEED OF REDEMPTION**

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, Kyle V. Jones originally took title to the property located at 119 Cambrian Way, Birmingham, Alabama 35242 (the "Property") via general warranty deed recorded on or about March 21, 2005, Instrument Number 20050321000126090, in the Shelby County Probate Office, Alabama;

WHEREAS, on August 25, 2015, Cambrian Wood Condominium, Inc. ("Cambrian Wood") exercised their rights for delinquent condominium assessment expenses and foreclosed on the Property and took an interest in the Property by Foreclosure Deed For Unpaid Common Expense Assessments (the "Foreclosure Sale") recorded on September 8, 2015, in Instrument Number 20150908000313320, in the Shelby County Probate Office, Alabama;

WHEREAS, The 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 (the "Bank of New York") was vested with title to the real property located at 119 Cambrian Way, Birmingham, Alabama 35242 (the "Property") via foreclosure deed recorded on or about May 18, 2016, in Instrument Number 20160518000169260, in the Shelby County Probate Office, Alabama;



20160928000355300 2/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/28/2016 11:39:57 AM FILED/CERT

WHEREAS, in accordance with the Statutes of Alabama, the Bank of New York by virtue of its ownership interest in the Property has exercised its right of redemption from the said Foreclosure Sale for Unpaid Common Expense Assessments, and has paid the redemption amount and all lawful charges in connection therewith, and has sought Cambrian Wood to execute and deliver to Bank of New York, a Deed of Redemption covering the property fully described hereinbelow;

NOW, THEREFORE, in consideration of the premises and of the payment to Cambrian Wood, the redemption amount and all lawful charges in connection therewith, the receipt whereof is hereby acknowledged, CAMBRIAN WOOD CONDOMINIUM, INC., Grantor, does hereby remise, release, quit claim and convey unto THE 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, Grantees, all of the right, title, and interest acquired by Cambrian Wood, under and by virtue of the Foreclosure Sale, as referenced hereinabove, in and to the following described property situated in Shelby County, Alabama:

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.

The property is being conveyed herein on an “as is, where is” basis, subject to any easements, encumbrances, and exceptions contained in the records of the Office of the Judge of Probate of Shelby County, Alabama where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder.

TO HAVE AND TO HOLD unto the said The 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 forever.



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Shelby Cnty Judge of Probate, AL  
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*(Signatures on the Following Page)*

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

**Cambrian Wood Condominium, Inc.**

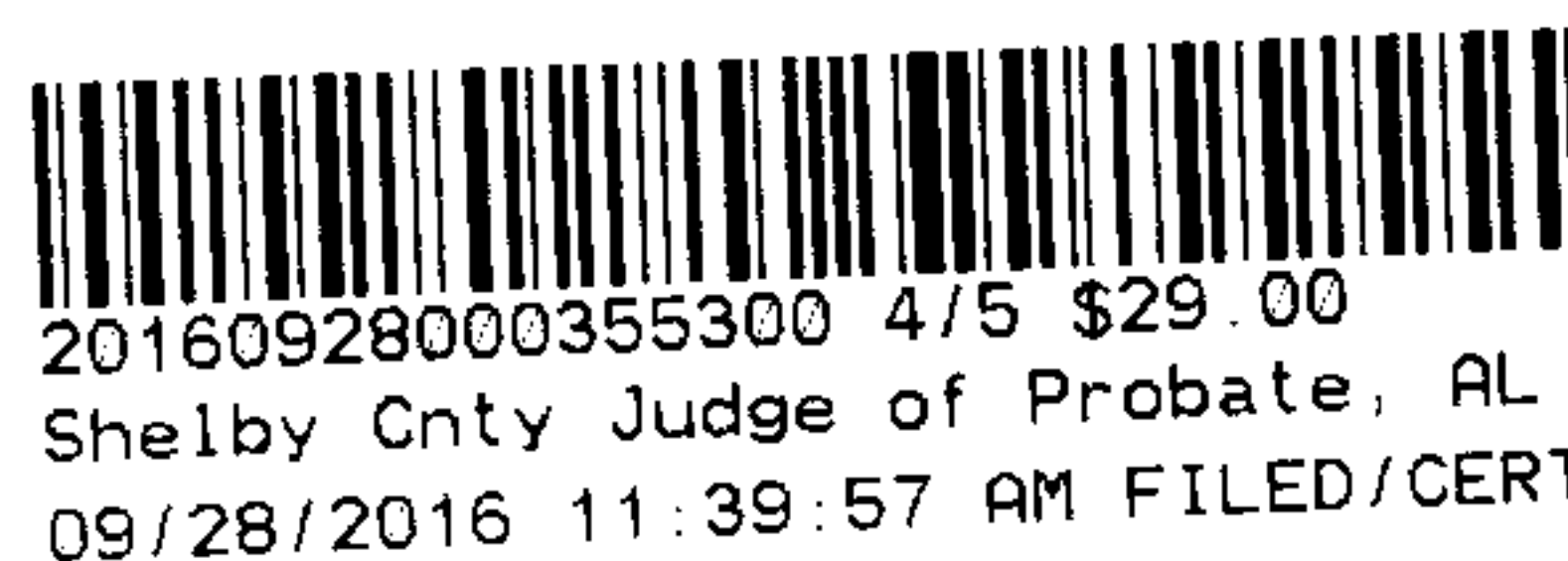
Ryan E. Morgan

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 PREPARED BY:  
Jahan Berns  
Sirote & Permutt, P.C.  
Post Office Box 55727  
Birmingham, Alabama 35255  
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. Grantee's Name The Bank of New York Mellon...  
Mailing Address c/o Blackwell-Nelson Companies Mailing Address c/o Bank of America, N.A.  
5502 Caldwell Mill Rd., #A, 1105 Corporate Drive, Mail Stop  
Birmingham, AL 35242 PTX-C-35  
Plano, TX 75024  
Property Address 119 Cambrian Way Date of Sale 9-23-16  
Birmingham, AL 35242 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$133,700.00



20160928000355300 5/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/28/2016 11:39:57 AM FILED/CERT

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's Office  
☐ 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.

## 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

Sign Tabitha Cooke

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Sylvia Bowen  
(verified by)

Form RT-1