

20160929000356830 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
09/29/2016 11:12:34 AM FILED/CERT

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

Send Tax Notice to:
Frank Corley Ellis III

*P.O. Box 1177
Columbiana, AL
35051*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-Two Thousand Nine Hundred And 00/100 Dollars (\$52,900.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York, Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-8, (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 Frank Corley Ellis III, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said Section for 630.95 feet; thence turn an angle of 96 degrees 02 minutes left and run 236.29 feet to the point of beginning, said point being on the east margin of Thompson Street; thence continue along the east margin of Thompson Street for 95.52 feet; thence turn an angle of 96 degrees 02 minutes right and run 200.00 feet; thence turn an angle of 83 degrees 58 minutes right and run 100.55 feet; thence turn an angle of 97 degrees 27 minutes 54 seconds right and run 200.58 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama. According to the Survey of John Gary Ray, Reg. PE and LS #12295, dated September 14, 1995

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. Easement/right-of-way to Waterworks Board of the Town of Columbiana as recorded in Deed Book 143, Page 158.
4. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 214, Page 363.
5. Easement/right-of-way to City of Columbiana as recorded in Deed Book 233, Page 635.
6. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.

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.

The Grantee(s), or purchaser(s), of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

82230648

Shelby County, AL 09/29/2016
State of Alabama
Deed Tax: \$53.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8 day of ~~August~~, 2016.
September

The Bank of New York Mellon FKA The Bank of New York,
Trustee for the Benefit of the Certificateholders of the CWABS,
Inc., Asset-Backed Certificates, Series 2006-8

By 

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

Name: George Dumlaker
Title: Assistant Vice President



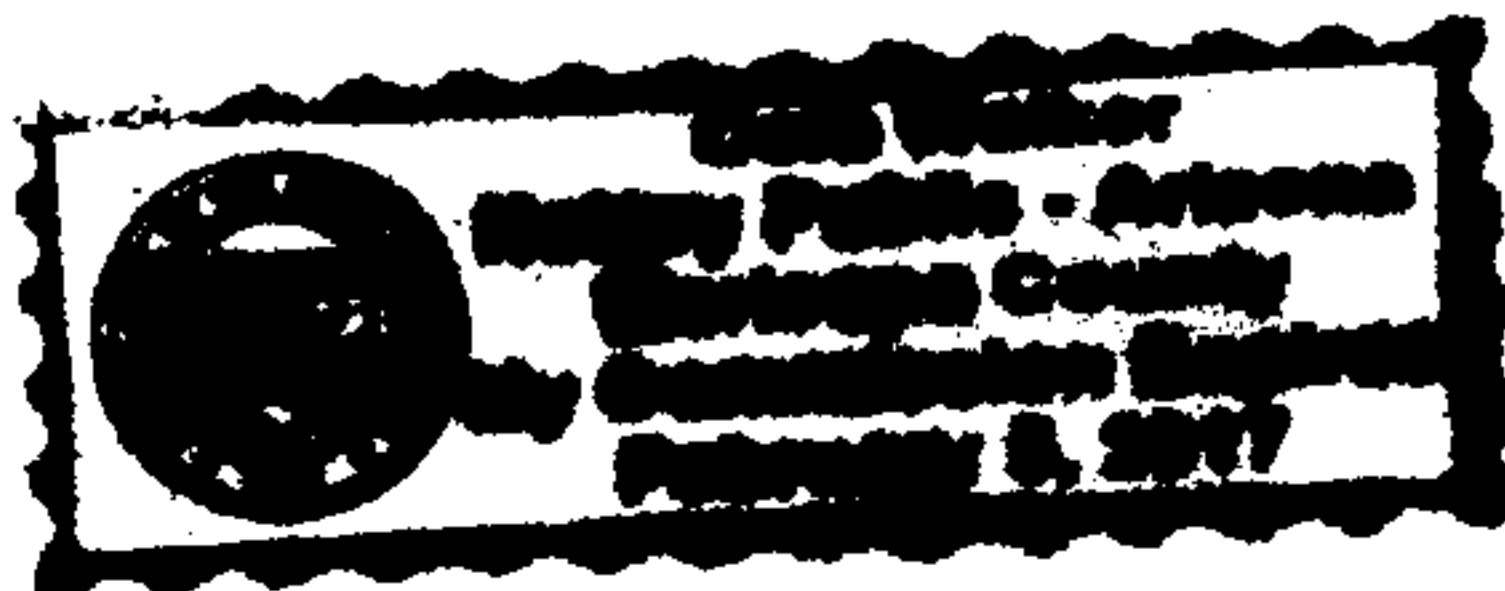
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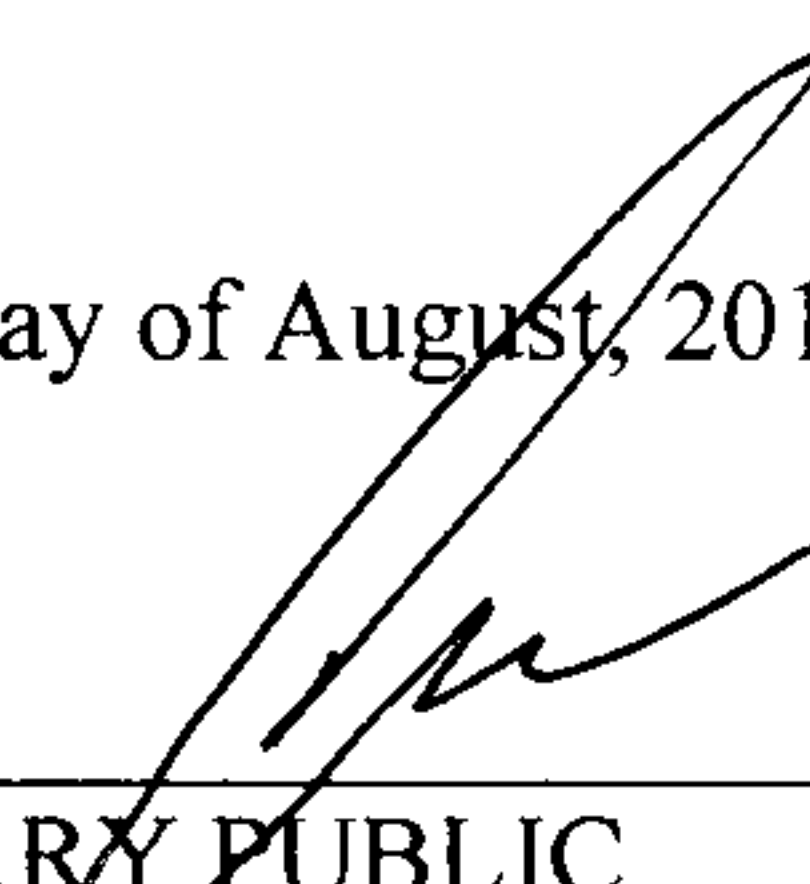
STATE OF ARIZONA

COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Dumlaker, whose name as Assistant 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, Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-8, 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 8 day of August, 2016.




NOTARY PUBLIC

My Commission expires: 2/8/17
AFFIX SEAL

2015-001466

82230648

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 FKA
The Bank of New York, Trustee for
the Benefit of the
Certificateholders of the CWABS,
Inc., Asset-Backed Certificates,
Series 2006-8

Mailing Address 2375 N Glenville Drive, MailCode
TX2-938-01-01
Richardson, TX 75082

Property Address 313 Thompson Street
Columbiana, AL 35051

Grantee's Name Frank Corley Ellis III

Mailing Address P.O. Box 1177
Columbiana, AL
35051

Date of Sale 09/28/2016
Total Purchase Price \$52,900.00

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.


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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 09/26/2016

☐ Unattested

(verified by)

Print FRANK CORLEY ELLIS III

Sign Frank Corley Ellis III
(Grantor/Grantee/Owner/Agent) circle one