

STATE OF ~~ALABAMA~~ Florida)
COUNTY OF ~~SHELBY~~ Miami Dade)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-AR1) (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, FL 33146, for and in consideration of the sum of Two Hundred Twenty-five Thousand and No/100 Dollars (\$225,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to ALAN TITA (herein, "Grantee"), whose address is 301 Yorkshire Drive Birmingham, AL 35209, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4312 Ashington Dr., Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20140722000223950

PROPERTY ID: 03-9-29-0-002-116.000

REAL PROPERTY TAX: \$ _____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 3 day of November, 2016.

GRANTOR:

THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK, AS TRUSTEE
(CWALT 2005-AR1) BY BAYVIEW LOAN
SERVICING, LLC AS ATTORNEY IN FACT

By: [Signature] (SEAL)

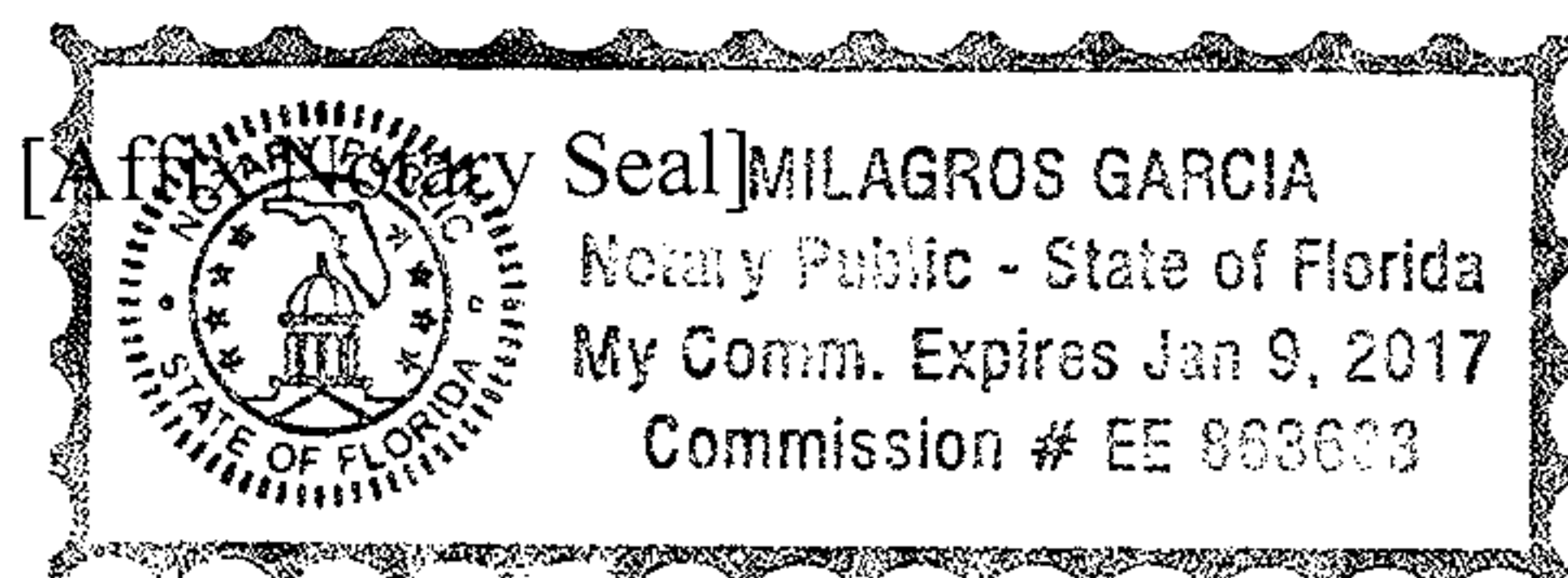
Printed Name: _____

Title: Sonia Asencio
Assistant Vice President

STATE OF FLORIDA
COUNTY OF MIAMI DADE

I, Milagros Garcia, the undersigned Notary Public in and for said State and County, hereby
certify that Sonia Asencio, whose name as
AVP of BAYVIEW LOAN SERVICING, LLC AS ATTORNEY IN FACT FOR
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-
AR1), 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, said person, as said officer and with full authority,
executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Witness my hand and official seal.



[Signature] Milagros Garcia

SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

SERGIO HERNANDEZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

The Grantee's address is:

ALAN TITA
301 Yorkshire Drive
Birmingham AL 35209

Special Warranty Deed

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA,
TO-WIT:

LOT 252, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 6TH SECTOR, 3RD PHASE, AS
RECORDED IN MAP BOOK 15, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

APN: 03-9-29-0-002-116.000

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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 4425 Ponce De Leon Blvd.
5th Floor
Coral Gables, FL 33146

Grantee's Name Alan Tita
Mailing Address 301 Yorkshire Drive
Birmingham AL 35209

Property Address 4312 Ashington Dr.
Birmingham, AL 35242

Date of Sale 11/03/16
Total Purchase Price \$ 225,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

20161117000422640 11/17/2016 10:42:59 AM DEEDS 4/4

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 11/3/16

Print Milagros Garcia
Sign REO Closing Manager

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2016 10:42:59 AM
\$249.00 CHARITY
20161117000422640

Print Form

Form RT-1