

20161202000440110
12/02/2016 08:37:54 AM
DEEDS 1/3

This Instrument was prepared by:
James W. Tarlton
Attorney At Law
Sparks King & Watts
3405 Dallas Highway, Bldg 800, Suite 801
Marietta, GA 30064

Order No.: AL-REO160393ATN

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF Arizona
COUNTY OF Maricopa

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), 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 2006-6 ("GRANTOR(S)"), in hand paid by Rex Residential Property Owner, LLC ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Park Place, First Addition, Phase I, as recorded in Map Book 15, Page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 06/10/2016, filed on 06/13/2016 and recorded in Instrument Number 20160613000203050, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on 27th day of October, 2016

WITNESSES

Printed Name: Chris Anadab

Printed Name: Aurora Ganga

GRANTOR:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6

BY George
Ditech Financial, LLC., as Attorney in Fact, Ditech is a Delaware LLC

ACKNOWLEDGEMENT

STATE OF Arizona
COUNTY OF Maricopa

I, Geoff Walker, a Notary Public, in and for said County in said State, hereby certify that George, as A.J.P. of Ditech Financial, LLC attorney in fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the date the same bears date.

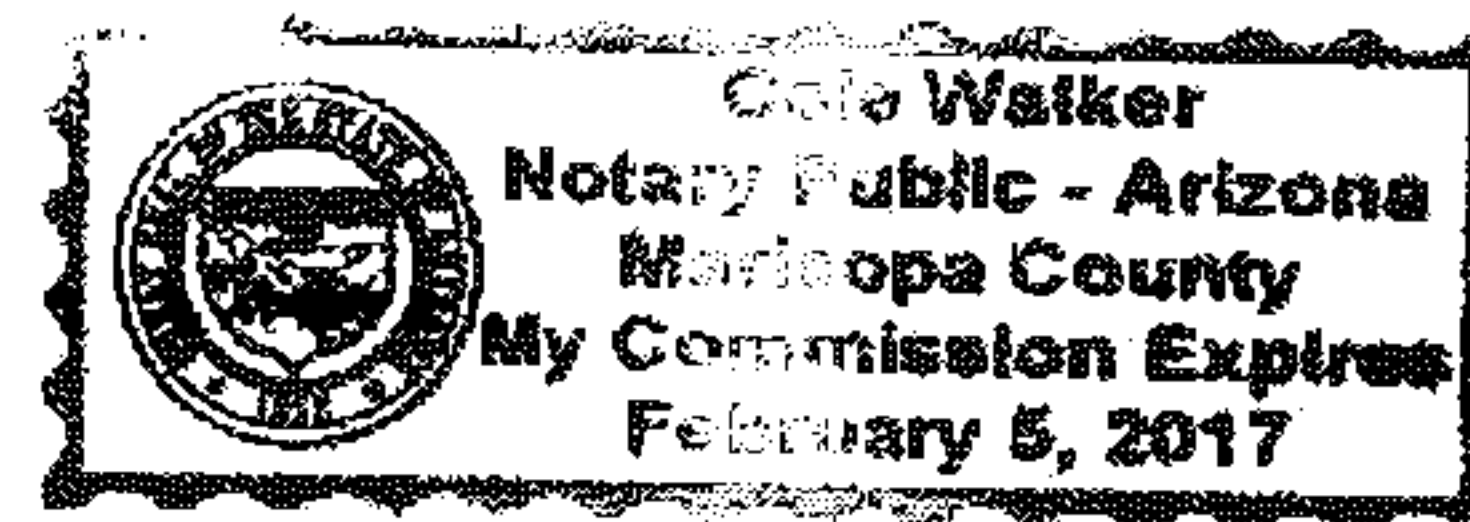
Given under my hand and official seal this the 11 day of October, 2016.

Notary Public

My Commission Expires: 2/5/17

[Notary Seal]

Grantee's Mailing Address:



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, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6
 Mailing Address: 2100 East Elliott Road

Grantee's Name: Rex Residential Property Owner, LLC
 Mailing Address: 2 Cordes St
Charleston, SC 29401

Property Address: 213 Park Place Way
Alabaster, AL 35007

Date of Sale: October 27, 2016
 Total Purchase Price: \$111,055.00
 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 Other
☐ 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 10/27/2016

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/02/2016 08:37:54 AM
 \$132.50 CHERRY
 20161202000440110

Janice Solis

Form RT-1