

20161215000456210
12/15/2016 08:08:19 AM
DEEDS 1/5

Commitment Number: DS7151-16000999

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To:

Title365 / Post-Closing

2200 Lucien Way, Suite 340, Maitland, FL 32751

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-9-30-0-002-060.000

SPECIAL WARRANTY DEED

The Bank of New York Mellon fka The Bank of New York, As Successor Trustee To JPMorgan Chase Bank, N.A., As Trustee On Behalf of the Certificate Holders of the CWHEQ, Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-E, hereinafter grantor, whose tax-mailing address is c/o Bank of America, N.A, 2505 W. Chandler Blvd., Chandler, AZ 85224, for \$249,699.00 (Two Hundred Forty Nine Thousand Six Hundred Ninety Nine Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Troy Tabor, a married man, hereinafter grantee, whose tax mailing address is 3086 Arbor Bend, Hoover, AL 35244, the following real property:

The land hereinafter referred to is situated in the City of Birmingham, County of Shelby, State of AL, and is described as follows: Lot 73, according to the Survey of Brook Highland 2nd Sector, as recorded in Map Book 12, Page 63, in the Probate Office of Shelby County, Alabama.

Property Address is: 3304 Brook Highland Circle, Birmingham, AL 35242-5815

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: 20140217000042360

Executed by the undersigned on November 25, 2016:

The Bank of New York Mellon fka The Bank of New York, As Successor Trustee To JPMorgan Chase Bank, N.A., As Trustee On Behalf of the Certificate Holders of the CWHEQ, Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-E, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact

By:  11/25/2016

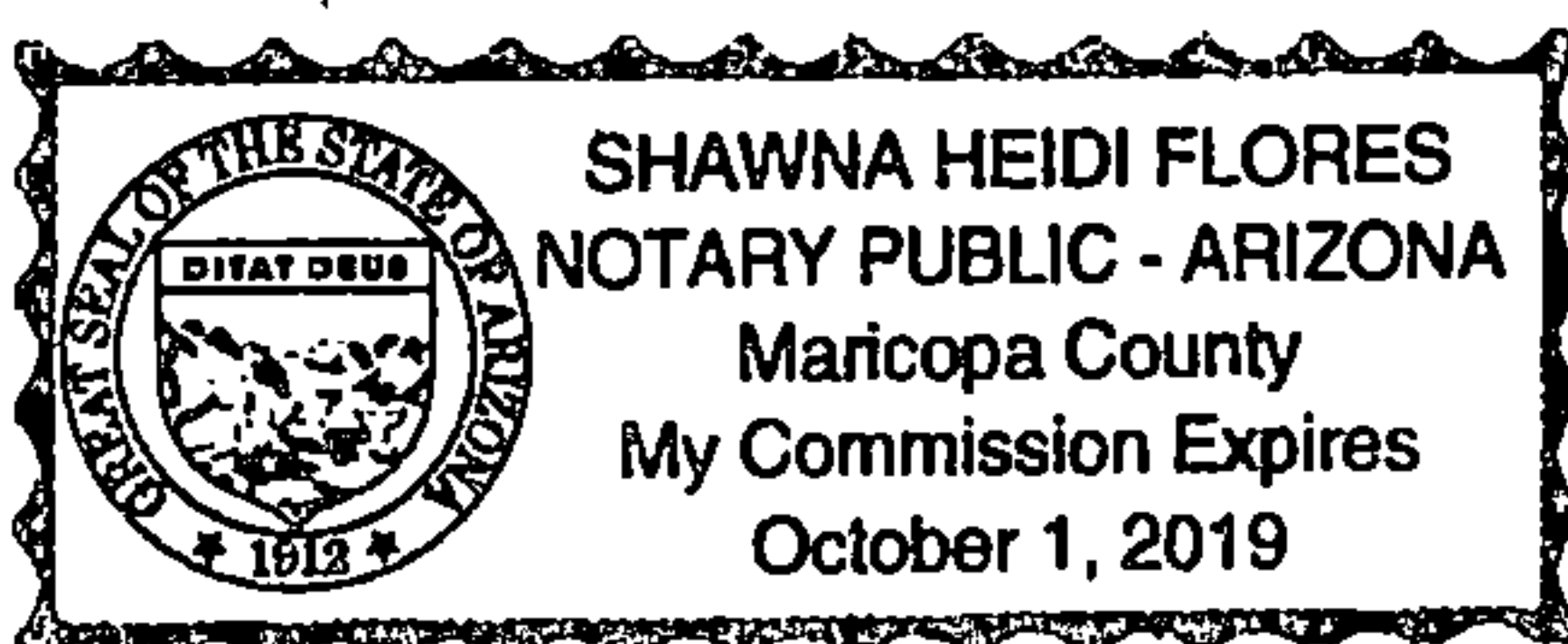
Printed Name: Christine Lynn Marks

Its: Assistant vice President (AVP)

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Christine Lynn Marks its AVP, on behalf of the Grantor **The Bank of New York Mellon fka The Bank of New York, As Successor Trustee To JPMorgan Chase Bank, N.A., As Trustee On Behalf of the Certificate Holders of the CWHEQ, Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-E, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact** is signed to the foregoing conveyance, and who has proved to me their identity with sufficient documentary evidence, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 25 day of November, 2016




Shawna Heidi Flores

**CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION**

The undersigned, Christine Costamagna, an Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

<u>Name</u>	<u>Title</u>
Andra Adams	Senior Vice President
Jacqueline M. Bailey	Senior Vice President
Alan Bryant	Senior Vice President
William L. Demers II	Senior Vice President
Charles A. Vasquez	Senior Vice President
Michelle Byron	Vice President
Art Calhoun	Vice President
Rex Mark Dalton	Vice President
Rebecca Dillavou	Vice President
Jay Rusk	Vice President
Michael Troia	Vice President
Christopher Avery	Assistant Vice President
Alexandria Benningfield	Assistant Vice President
Daniel Braley	Assistant Vice President
Shaun Bray	Assistant Vice President
Gloria Cervantes	Assistant Vice President
Todd A. Crawford	Assistant Vice President
Anyia Dominguez	Assistant Vice President
Natalie Eiger	Assistant Vice President
Patricia A. Farkash	Assistant Vice President
Todd Gabert	Assistant Vice President
Phillip Giannone	Assistant Vice President
Courtney Hawkins	Assistant Vice President
Kristina Higgins	Assistant Vice President
Judy Holguin	Assistant Vice President
Steven Huecker	Assistant Vice President
Bianca Hunter	Assistant Vice President
Michelle Hustmyre	Assistant Vice President
Christopher Johnson	Assistant Vice President
Lori Jones	Assistant Vice President
Geoff Judson	Assistant Vice President
Andrea Kennedy	Assistant Vice President
Brandi Kille	Assistant Vice President
Cory Klapperich	Assistant Vice President

Randy Lake	Assistant Vice President
Bobbi Laughlin	Assistant Vice President
Sandra Lawrence	Assistant Vice President
Dana D. Lee	Assistant Vice President
Chadwick Lober	Assistant Vice President
Monja Mallow	Assistant Vice President
Todd J. Mark	Assistant Vice President
Greg Neher	Assistant Vice President
Andy Priesmeyer	Assistant Vice President
Tania Ramos	Assistant Vice President
Abby Rodgers	Assistant Vice President
Nay Romano	Assistant Vice President
Juan C. Rosales	Assistant Vice President
Michelle E. Soporito	Assistant Vice President
Kelly M. Sorenson	Assistant Vice President
Chad Sparling	Assistant Vice President
Karen Sutherland	Assistant Vice President
Julie Trujillo	Assistant Vice President
Christopher Turnquist	Assistant Vice President
Robert M. Valentino	Assistant Vice President
Stanley Bell	Officer
Pamela Brown	Officer
Nicki L. Gies	Officer
Ronald R. Marquez	Officer

2. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

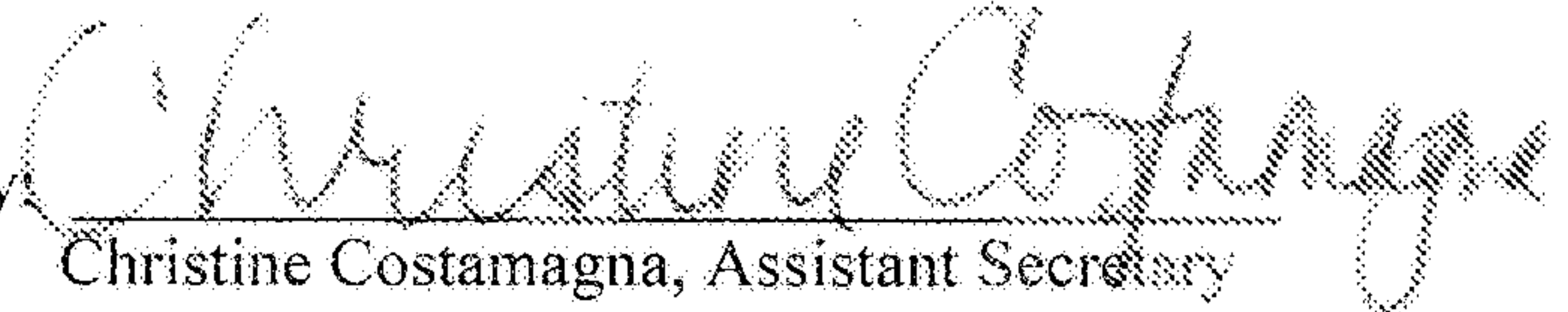
3.

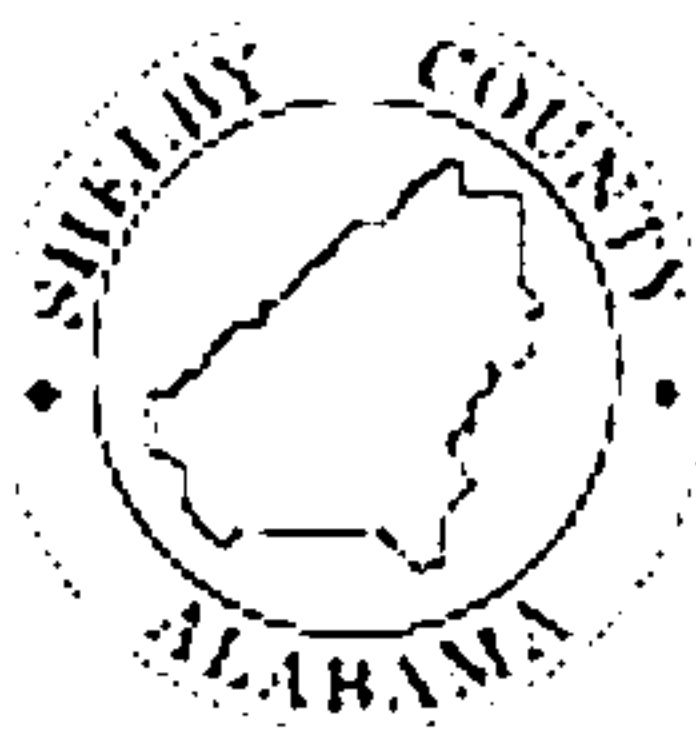
Section 5.2. Execution of Instruments. All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any

other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

IN WITNESS WHEREOF, I have hereunto signed my name on this 6th day of August, 2015.

BANK OF AMERICA, NATIONAL
ASSOCIATION

By 
Christine Costamagna, Assistant Secretary



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2016 08:08:19 AM
\$279.00 DEBBIE
20161215000456210

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.