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STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$105,000.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SEA2**, whose mailing address is 4425 PONCE DE LEON BLVD 5TH FLOOR, CORAL GABLES, FL 33146 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **B & A GROUP LLC**, whose mailing address is 2007 Eagle Hollow Cove, Birmingham AL 35241 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

**LOT 34, ACCORDING TO THE SURVEY OF PORTSOUTH, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Prior instrument reference: Document No. 20160812000289070, recorded on 8/12/2016 in the Judge of Probate Office for SHELBY County, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure

## SPECIAL WARRANTY DEED

sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 20th day of December, 2016.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SEA2 BY BAYVIEW LOAN SERVICING, LLC, ITS ATTORNEY IN FACT

By: 

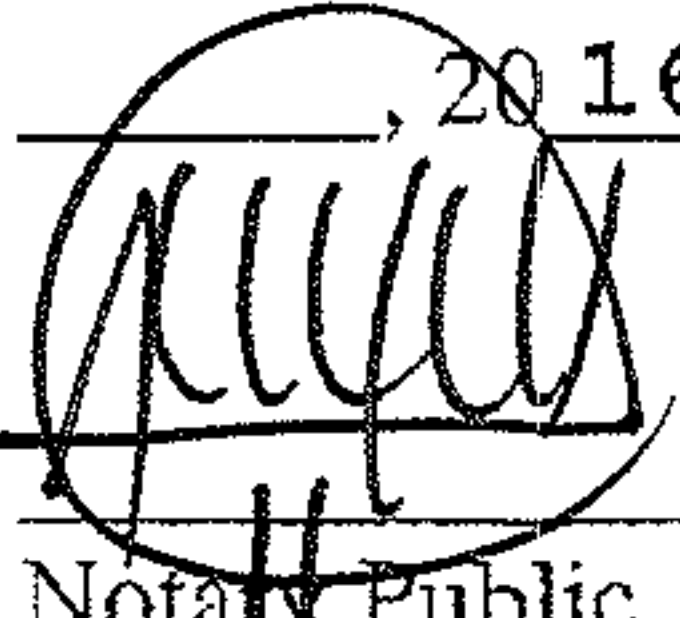
Name: PATRICK JOYCE  
AVP

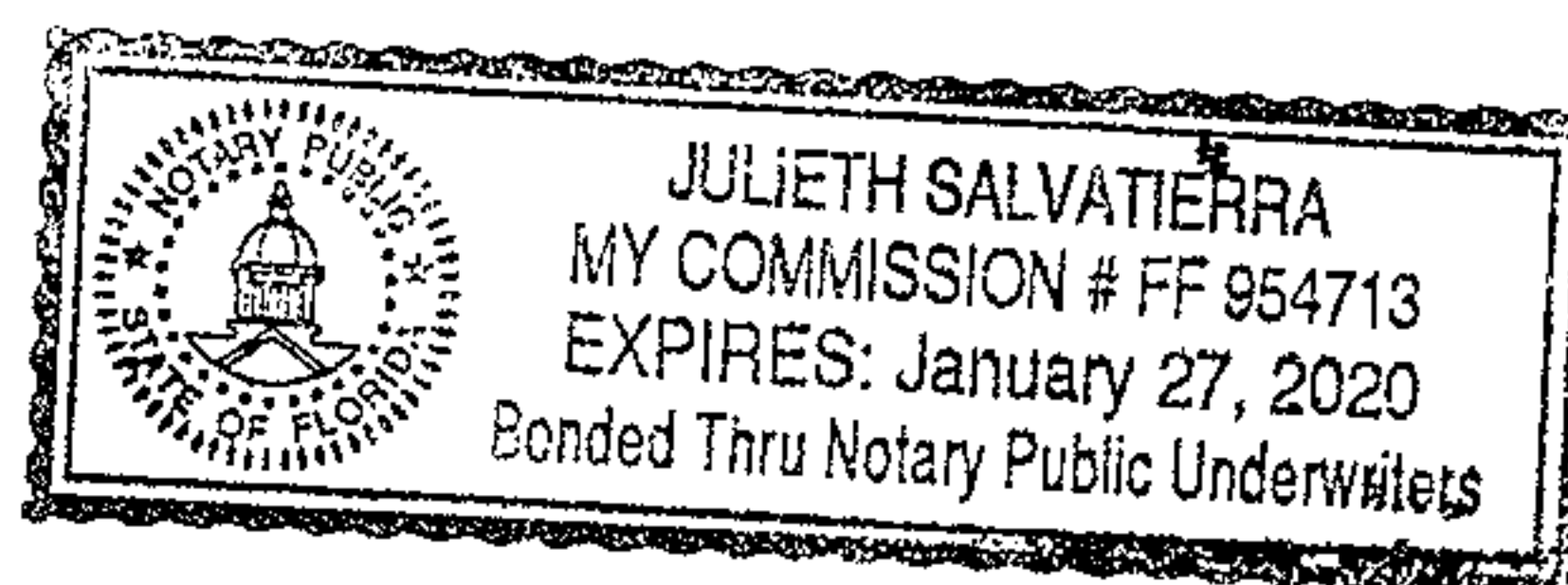
Its: \_\_\_\_\_

State of Florida)  
County of Miami-Dade)

I, Julieth Salvatierra, a Notary Public in and for the County in said State (or for said State at large), hereby certify that PATRICK JOYCE, whose name as AVP (title) of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SEA2 BY BAYVIEW LOAN SERVICING, LLC, ITS ATTORNEY IN FACT**, a corporation, is signed to the foregoing \_\_\_\_\_, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing \_\_\_\_\_, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said corporation on the same day bears date.

Given under my hand (and official seal of office) this 20th day of December, 2016.

  
Notary Public  
My commission expires: \_\_\_\_\_



PREPARED BY:  
LYNN BYRD  
PO BOX 44  
MONROEVILLE, AL 36461

Send future tax bills to:  
NATALIE MAND

2007 Eagle Hollow Cove  
Birmingham AL 35242  
#1412149

## 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 Fl  
Coral Gables, FL 33146

Grantee's Name B&A Group LLC  
 Mailing Address 2007 Eagle Hollow Cove  
Birmingham, AL 35242

Property Address 128 Portsouth LN  
Alabaster, AL 35007

Date of Sale 12/20/2016  
 Total Purchase Price \$ 105000.00  
 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.

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 12/23/2016

Print Sonia Dobrzynski

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded (verified by)  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/11/2017 10:36:25 AM  
 \$126.00 CHARITY  
 20170111000010250

