

Commitment Number: DS7150-16000168

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 / Deed Team

345 Rouser Road Suite #101 Coraopolis, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**28-6-14-0-000-003.007**

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**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 for The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, hereinafter grantor, whose tax-mailing address is c/o Bank of America, N.A., 2505 W. Chandler Blvd., Chandler, AZ 85224, for \$94,000.00 (Ninety Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to CR Equities, LLC, hereinafter grantee, whose tax mailing address is 309 Highway 310 Calera, AL 35040, the following real property:**

**The land hereinafter referred to is situated in the City of Calera, County of Shelby, State of AL, and is described as follows: Lot 5, according to the Plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama. Property Address is: 109 Ivy Trace, Calera, AL 35040**

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: **20161007000370450**

Executed by the undersigned on February 6, 2017:

**The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A. as Trustee for The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact**

By: [Signature] 2/6/17

Printed Name: Marla Juliet Jauregui

Its: Assistant Vice President (AVP)

State of Arizona  
County of Maricopa

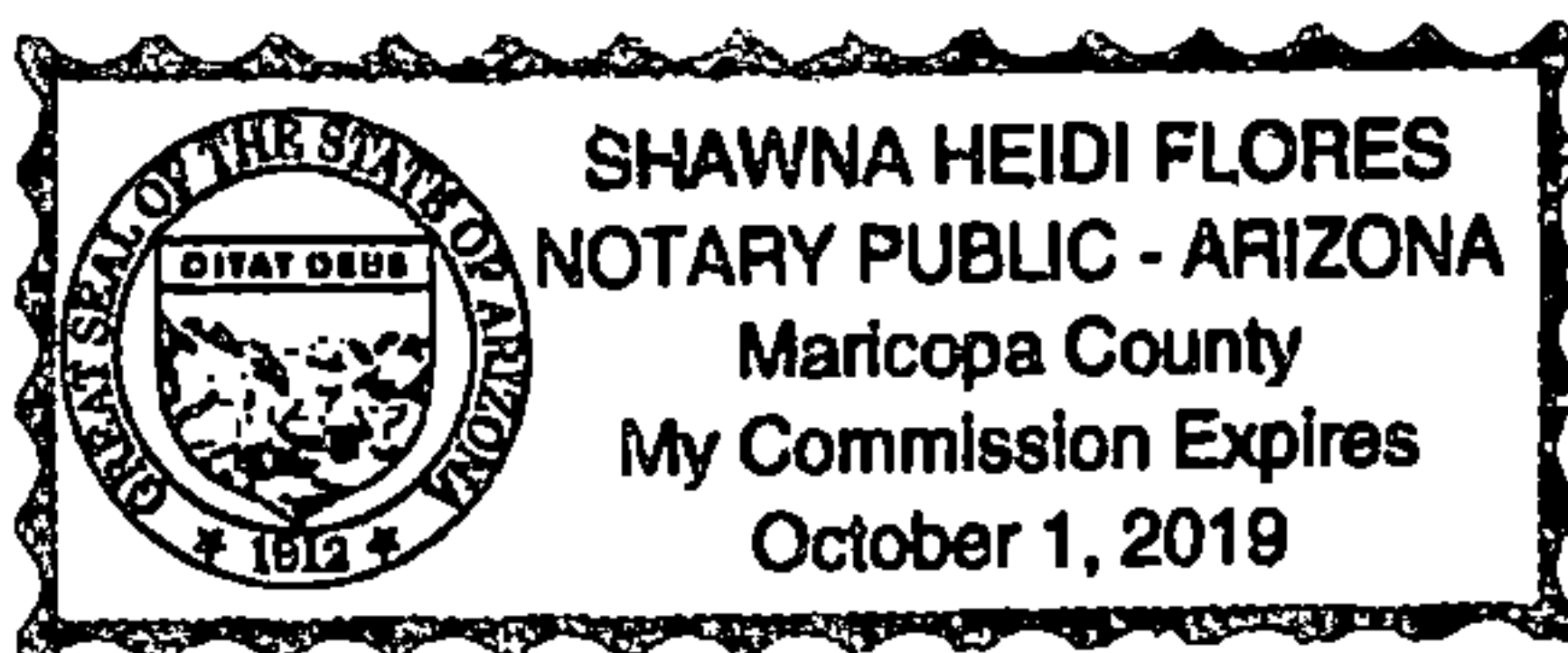
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February 2017 by Marla Juliet Jauregui, AVP of **The Bank of New York Mellon FKA The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A. as Trustee for The Noteholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-L, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact a banking corporation, on behalf of the corporation.**

(Seal)

[Signature] 2.6.17

Notary Public Shawna Heidi Flores  
Serial Number, if any: 342398

My commission expires: 10.1.19



**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of Calera, County of Shelby, State of AL, and is described as follows:

Lot 5, according to the Plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama.

APN: 28-6-14-0-000-003.007

**20170210000051630 02/10/2017 03:42:38 PM DEEDS 4/10**



**AFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARY**

STATE OF Pennsylvania  
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.
2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.
3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.
4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 19<sup>th</sup> day of February, 2016, certifying the appointing certain officers to their offices of BANA.

*FURTHER AFFIANT SAYETH NOT.*

DATED: 2/23/16

Christine Costamagna  
*Affiant's Signature*  
Christine Costamagna  
*Affiant's Name*  
SVP & Assistant Secretary  
*Affiant's Title*

SWORN TO and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as an \_\_\_\_\_ of Bank of America, N.A. He/she ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

See attached form

\_\_\_\_\_  
Notary Public

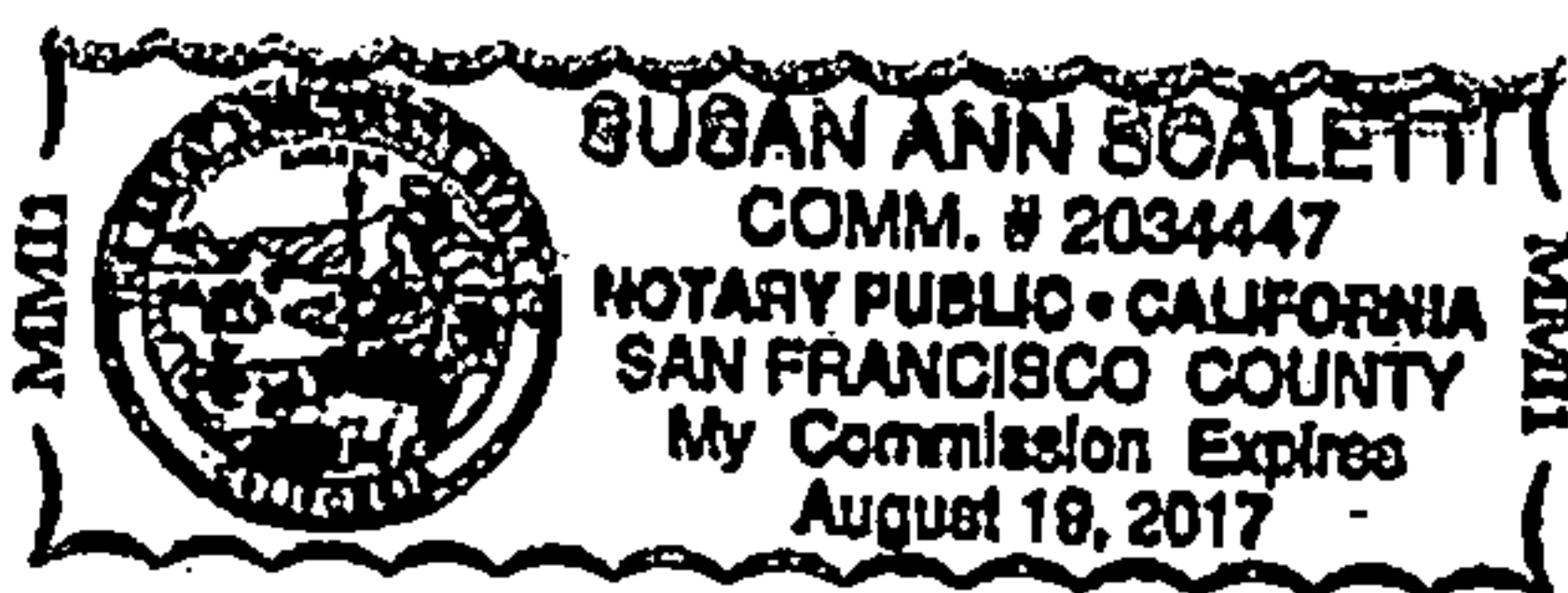
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~~02/10/2017 03:42:38 PM DEEDS 6/10~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 23rd day of February 2016,  
by Christine Costamagna, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

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**Exhibit A**

[CERTIFICATE OF ASSISTANT SECRETARY]

*[attached hereto]*

**CERTIFICATE OF ASSISTANT SECRETARY  
OF  
BANK OF AMERICA, NATIONAL ASSOCIATION  
a national banking association**

The undersigned, a duly appointed and acting 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:

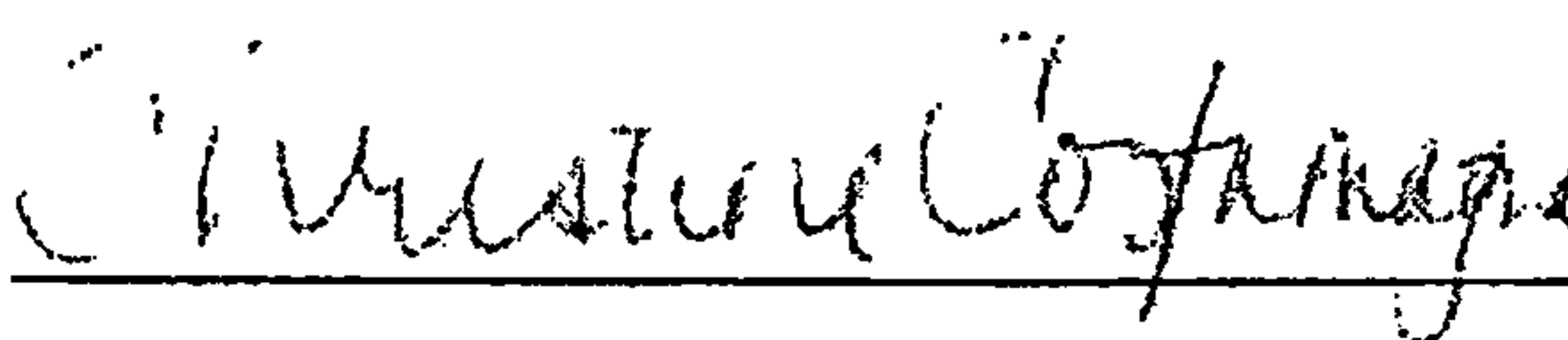
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**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.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 19<sup>th</sup> day of February, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

  
By: \_\_\_\_\_

Christine Costamagna  
Assistant Secretary



**EXHIBIT A****FORECLOSURE SERVICES DOCUMENT EXECUTION  
ASSISTANT VICE PRESIDENTS**

Adams, Misty Ann  
 Agnew, Melanie Anne  
 Ali, Shamim  
 Allred, Ann Louise  
 Anderson, Becky Lynn  
 Anderson, Mandi Leanne Jane  
 Ayala, Wilfredo  
 Banda, Jamie Gonzales  
 Banks, Caressa Jenice  
 Barry, Darlene Jeannette  
 Begum, Suhala  
 Bell, Carolyne Wanjiku  
 Bell, Michelle Amber-Marie  
 Bolds, Rickey Trent  
 Bolton, Patrick Xavier  
 Bowes, Richard Michael  
 Bowling, Karen Marie  
 Braby, Sherry LaSha  
 Bratton, Teylore Laurice  
 Brewer, Julie Ann  
 Briceno, Andrea Janay  
 Bryan, Sandra Leyda  
 Bush, Michael A.  
 Cabanayan, Annie Serquina.  
 Carmona, Elvia  
 Canastillo, Melba Barraza  
 Candelaria, Alma N.  
 Carmody, Gabrielle Lynn  
 Carrillo, Matthew Caleb  
 Case, Laurie Michelle  
 Chartrand, Erica Ashley  
 Chorney, Lori Diane  
 Clark, Amber Johnae  
 Cramer, Caryn Elaine  
 Crane, Jeremy Jerome  
 Cruz, Kimberly Marie  
 Davis, Nicole J.  
 Davis, Sherry Dvon  
 DeBarros, Kimberly Nicole  
 Dennison, Evelyn Delores  
 Dennison, Kevin Vaughn  
 DiMonte, Joseph R.  
 Dockery, Brittany Marie  
 Dowdell, Lateef Issa  
 Edwards, Carmeka Yushay  
 Fisher, Jared Robert

Fitts, Michael D.  
 Flannigan, Jonathan Glenn  
 Flood, Joseph F.  
 Francois, Regina Irving  
 Fuentes, Andra Robledo  
 Gaire, Rajan  
 Galante, Carolin  
 Ganison, DeKendrick Kavon  
 Ganison, Everly Jasmin  
 Garcia, Marcela  
 Garcia, Marco Antonio  
 Garcia, Sylvia C.  
 Garcia, Yanira Izel  
 Gibson, Janice R.  
 Gleason, Frances Cherrise  
 Goff, Maria Luz  
 Gomez Kponton, Arlette Akouyo  
 Good, Kevin James  
 Griffin, Verlina Ann  
 Guardado, Margarita  
 Guerrero, Myra P.  
 Guillen, Denise Jordan  
 Hernando, Sonia Iliana  
 Hill, Sharon Jean  
 Hillman, Brittany Star  
 Holt, Brian Benjamin  
 Humphrys, Emily Marie  
 Hushagen, Jeffrey Tyler  
 Ingram, Angie A. A.  
 Isaac, Ashley Marie  
 Iskierski, Denise Wall  
 Jackson, Adrian Lawrence  
 Jackson, Colette  
 Jameson Jr., Michael Lawrence  
 Jauregui, Karla Juliet  
 Johnson-Rieger, Andria D.  
 Johnson, JaNell LaTrice  
 Johnson, Jennifer Mae  
 Johnson, Stephen Allen  
 Joseph, Chasity Sharrell  
 Keith-Tuttle, Elissa  
 Kerns, Kevin C.  
 Khamisani, Amna  
 Klapperich, Cory Donovan  
 Kobylarek, Kelly Kathleen  
 Koons, Karen Elaine

Kraft, Kayla Jo  
 Lajza, Jane Marie  
 Landin, Lucinda  
 Landry, Caroline Palacio  
 Lansiquot, Siddhartha  
 Laughlin, Bobbi Gaye  
 Leach Jr., Kip David  
 Letham, Amy D.  
 Lewis Jr., Calvin  
 Lowden, Lisa Ann  
 Lyon, Christiny A.  
 Maggitt, Kenyetta Devon  
 Mallow, Monja Melissa  
 Manning, Shannon Annette  
 Marks, Christine Lynn  
 Marquez, Ronald Romeo  
 Marsh, Lorene Alford  
 Marsh, Shay Denise  
 Mathes, Aliscia Nicole  
 Mathews, Rebekah Marie  
 McDowell, Sabrina Allene  
 McGinnis, Brent Travis  
 Medlock, Jordan Todd  
 Messmer, Anne Carter  
 Mirambel, Maria Cinderella  
 Mitchell, Yasmin Y.  
 Montano, Victoria A.  
 Moore, Tametka Renea  
 Morgan, Courtney Alice  
 Morua, Norma Marie  
 Mosely, Mitchell Craig  
 Murray, Patricia Riordan  
 Navarro, Liliana R.  
 Neff, Tamar Jewel Lillian  
 Nunez, Alberto Feria  
 Nunez, Angela Marie  
 Nunn, Sanetrick Darnell  
 Ohara, Maureen J.  
 Okolita, Marlene V.  
 Oldham, Holly M.  
 Ortega, Wanda Lucy  
 Outman, Robert Leon  
 Pack, Judy Smith  
 Palmer, Sandrisha Von-Say  
 Pena, Angie Graciela  
 Pham, Luan

Pham, TU-UYEN NU  
Pilgrim, Sabrina Elyse  
Pittman, Lori Denise  
Quahi, Cathreen Renee  
Quesada, Nicholas Ryan  
Ramos-Leyva, Yanneth  
Reese, Michelle Annette  
Rhodes, Regina Lenale  
Rico, Angela Lita Artemisa  
Robinson, Gloria  
Robinson, Michele Renae  
Rodriguez, John Carlos  
Rogers, Frederick C.  
Rogers, Shaun Jermaine  
Rougeau, Essie Malone  
Ruiz, Yolanda Maria  
Ruiz De La Torre, Artemio  
Salazar, Brenda Aracely  
Samuels, Ariel Mercedes  
Sanchez, Dianna M.

Sanders, Chatanya Joyce  
Santana, Christina L.  
Sargent, Jonathan Charles  
Schwartz, Abril  
Sed, Asli Olad  
Segui, Elsa Rebeca  
Sevier, Wendy Covarrubias  
Sharko, Lupita  
Shears II, Clayton  
Shehata, Jamie Leora  
Silva, Lidia Lopez  
Sin, Sorn  
Solano, Michael  
Spiller, Adriel J.  
Spiller, Roderick R.  
Sulcer, Emily Lynn  
Swink, Scott Edward  
Tabish, Jennifer June  
Thomas-Degroote, Margaret Ann  
Thomas, Duane Wells

Thomas, Tramelle Martise  
Thompson, Kelly Marie  
Thompson, Ronald Allen  
Thompson, Sylvester Michael  
Tooks, Suprena Lanell  
Ussery, Glenda Faye  
Valenzuela, Michelle Jennifer  
Vore, Christine Eliza  
Walker, Gricel E.  
Walker, Lisa Martin  
Walter, Rachael Dawn  
Washington, Symeon Sjolund  
Wheaton, Odis James  
White, Kristin Elizabeth  
Wiley Jr., Dossey C.  
Williams, Nichole Renee  
Wilson, Alicia J.  
Wilson III, Lewis  
Woody, Michael Bruce

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Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/10/2017 03:42:38 PM  
\$136.00 CHERRY  
20170210000051630

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the bottom right of the official stamp.