



20170215000055500 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
02/15/2017 01:42:06 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
David L. Goff
Elizabeth A. Goff

110 Victory Trail
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fourteen Thousand And 00/100 Dollars (\$214,000.00) to the undersigned, The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-16, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto David L. Goff, and Elizabeth A. Goff, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Panther Ridge, as recorded in Map Book 31, Page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 139, Page 60 and Instrument No. 20031001000661140.
4. Restrictive covenant as recorded in Instrument No. 200307390000490750.
5. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land
6. Restrictions as shown on recorded plat.

\$ 171,200.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Shelby County, AL 02/15/2017
State of Alabama
Deed Tax: \$43.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

82235675

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 31st day of January, 2017.

The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-16

By: 

By: Ditech Financial, LLC, fka Green Tree Servicing, LLC, as servicer with delegated authority for the trustee as attorney in fact

Name: George Dumlaker

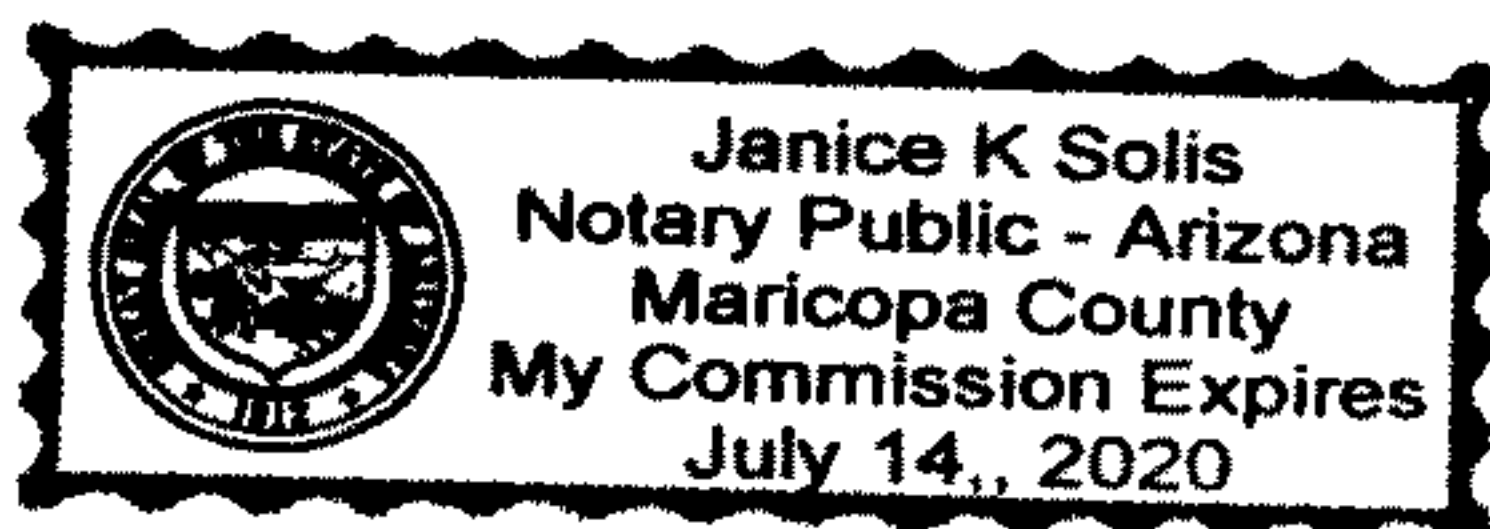
Title: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Dumlaker, whose name as Assistant Vice President of Ditech Financial, LLC, fka Green Tree Servicing, LLC, as servicer with delegated authority for the trustee, as Attorney in Fact for The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-16, 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 31st day of January, 2017.




NOTARY PUBLIC
My Commission expires: 7/14/2020
AFFIX SEAL

2015-001465


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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, f/k/a The Bank of New York, as trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-16	Grantee's Name	David L. Goff and Elizabeth A. Goff
Mailing Address	7360 S. Kyrene Road Tempe, AZ 85283	Mailing Address	110 Victory Trail Pelham, AL 35124
Property Address	110 Victory Trail Pelham, AL 35124	Date of Sale	February 7, 2017

Total Purchase Price \$214,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Collect tax on 1/2 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)

- | | |
|-------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – Assessor's Market Value |
| <input checked="" type="checkbox"/> Closing Statement | |

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 _____

Print David L. Goff and Elizabeth A. Goff

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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