
20170907000326440 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/07/2017 12:51:31 PM FILED/CERT

Prepared by: W. Brennan Rutledge, Esq. McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 4170 Highway 11 Pelham, AL 35124
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SPECIAL WARRANTY DEED

~~State of Alabama~~ **Colorado**
~~County of Shelby~~ **Douglas**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Lauren Brooke Moore** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of ~~Shelby~~, State of ~~Alabama~~, to-wit:

LOT 79, ACCORDING TO THE SURVEY OF DEER SPRINGS
ESTATES, FIRST ADDITION AS RECORDED IN MAP
BOOK 5, PAGE 55 IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 05/26/2017 IN INSTRUMENT NO. 20170526000184410, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

The purchase price was received by a first purchase money mortgage loan closed simultaneously herewith.

Property Address: 4170 Highway 11, Pelham, AL
35124
File#: 935117

IN WITNESS WHEREOF, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 4 day of August, 2017

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18

By: [Signature] (SEAL)
Specialized Loan Servicing, LLC as Attorney in Fact
~~Jeffrey Dowden, Assistant Vice President~~
Specialized Loan Servicing, LLC as Attorney in Fact

Attested: [Signature] (SEAL)
Name:
Title: Melanez Atencio, Eviction Manager
Specialized Loan Servicing, LLC as Attorney in Fact

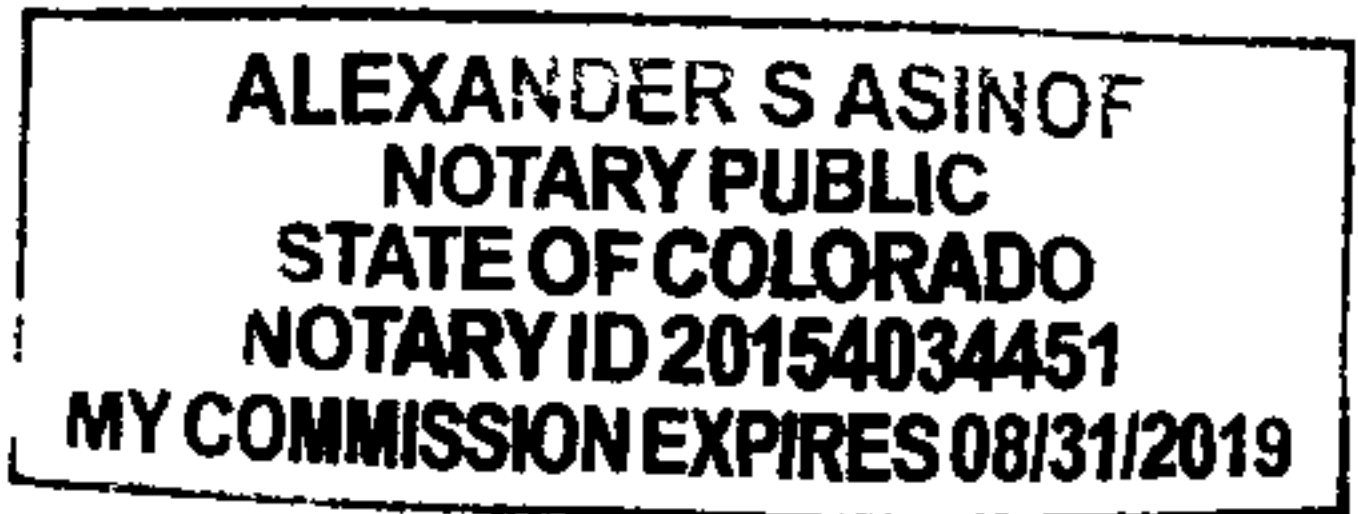
State of Colorado
County of Douglas

I, Alexander S Asinof the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Jeffrey Dowden whose name as AVP of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18 by Specialized Loan Servicing, LLC as Attorney in Fact, is signed to the foregoing conveyance, and who is known to me or has produced _____ as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 4 day of August, 2017

Notary Public

My Commission expires: _____



By power of attorney to the be recorded
simultaneously herewith and made a
part hereof by reference as exhibit (B).

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 the CWABS, Inc., Asset-
Backed Certificates, Series 2006-18

Mailing Address C/O Specialized Loan Servicing
8742 Lucent Blvd Suite 300
Highlands Ranch, CO 80129

Property Address 4170 Highway 11
Pelham, AL 35124

Grantee's Name Lauren Brooke Moore

Mailing Address 2303 Grantland Pl
Hoover, AL 35226

Date of Sale 08/24/2017

Total Purchase Price \$75,000.00

or

Actual Value

or

Assessor's Market Value



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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 8/24/17

Unattested

(verified by)

Print Lauren Brooke Moore

Sign Lauren Brooke Moore
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1