

AL-17090049S

This instrument was prepared by:


Victor Kang
Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 115
Birmingham, AL, 35244

Send Tax Notices To:

Rebecca Shelby O'Connor, a single woman
715 4th Ave. NW
Alabaster, AL 35007

Return to:

Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071


20171023000384040 1/5 \$37.50
Shelby Cnty Judge of Probate, AL
10/23/2017 01:53:47 PM FILED/CERT

THE STATE OF Colorado
Douglas COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 205,000.00 Dollars, to the undersigned grantor(s), **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 2007-1** in hand paid by **Rebecca Shelby O'Connor**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Rebecca Shelby O'Connor, a single woman**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Rebecca Shelby O'Connor, a single woman** and his/her/their heirs and assigns forever.

[Remainder of Page Intentionally Left Blank]

Shelby County, AL 10/23/2017
State of Alabama
Deed Tax: \$10.50

AL-170900495

In Witness Whereof, we have hereunto set our hands and seals, this 19 day of Sept, 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 2007-1

By: [Signature]
Printed Name: Bernadette Fleming, Second Assistant Vice President
Title: Specialized Loan Servicing, LLC as Attorney in Fact
Specialized Loan Servicing LLC, as Attorney in Fact

The State of Colorado

Douglas County

I, Amanda Nishi, a Notary Public in and for said County, in said State, hereby certify that Bernadette Fleming whose name as SAVP of Specialized Loan Servicing, LLC as attorney in fact for 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 2007-1, 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 said conveyance, he, 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 this the 19 day of September, 2017

[Signature]

Notary Public

(Notary Seal)

AMANDA NISHI
Notary Public
State of Colorado
Notary ID # 20134061814
My Commission Expires 09-25-2021

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EXHIBIT "A"

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows: A tract of land located in the Southeast $\frac{1}{4}$ of Section 33, Township 19 South, Range 1 East, being more particularly described as follows:

Commence at the Southeast corner of said Section 33; thence run in a Northerly direction along the East boundary of said Section 1138.81 feet to a point on the Southern right-of-way of County Road 450, said point being in the arc of a curve turning to the right, having a central angle of 1 degree 48 minutes 56 seconds; a radius of 994.93 feet and forming a deflection angle of 72 degrees 36 minutes 05 seconds to the left from said Section line to chord of said curve; thence run along the arc of said curve and along said right-of-way 31.53 feet to a point; thence run tangent to said curve and along said right-of-way 576.15 feet to the point of beginning of the tract here in described; thence deflect left 83 degrees 11 minutes 39 seconds for said right-of-way and run to the left in a Southwesterly direction 280.00 feet to a point; thence run an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Northwesterly direction 100.00 feet to a point; thence run an interior angle of 270 degrees 0 minutes 00 seconds and run to the left in a Southwesterly direction 67.67 feet to a point; thence turn an interior angle of 97 degrees 38 minutes 01 seconds and run to the right in a Northwesterly direction 327.09 feet to a point; thence turn an interior angle of 76 degrees 08 minutes 30 seconds and run to the right in a Northeasterly direction 350.00 feet to a point on the South right-of-way of said County Road 450, said point being in the arc of a curve turning to the left, having a central angle of 4 degrees 42 minutes 05 seconds, a radius of 858.51 feet, and forming an interior angle to chord from last described course of 100 degrees 40 minutes 47 seconds; thence run along arc of said curve and along right-of-way in a Southeasterly direction 70.44 to a point; thence run tangent from said curve and along said right-of-way in a Southeasterly direction 318.27 feet to the point of beginning, containing 3.0 acres, more or less.



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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 FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1	Grantee's Name:	Rebecca Shelby O'Connor
Mailing Address:	8742 Lucent Blvd., Ste. 300 Highlands Ranch, CO 80129	Mailing Address:	1318 Rock School Rd. Harpersville, AL 35078
Property Address:	1318 Rock School Rd. Harpersville, AL 35078	Date of Sale:	10/19/2017
		Total Purchase Price:	205,000.00

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 checked="" type="checkbox"/> Other
<input 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. 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).

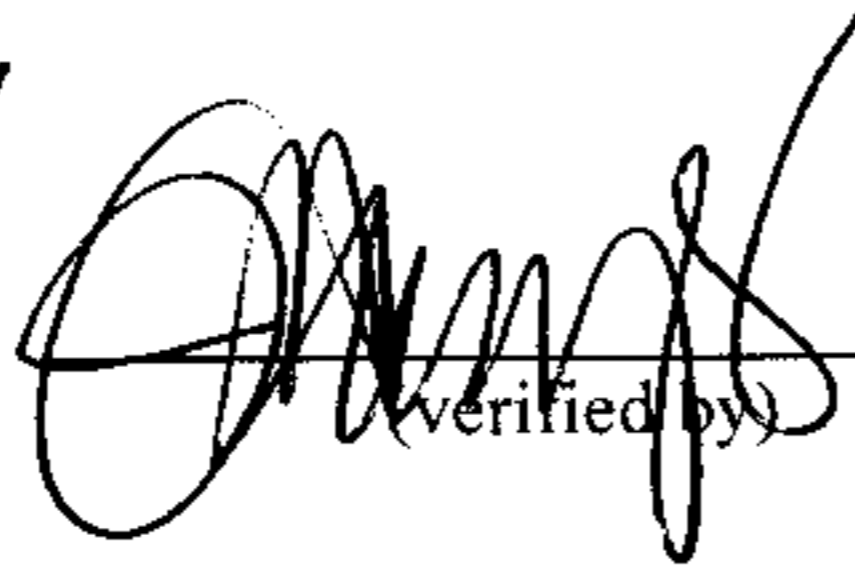


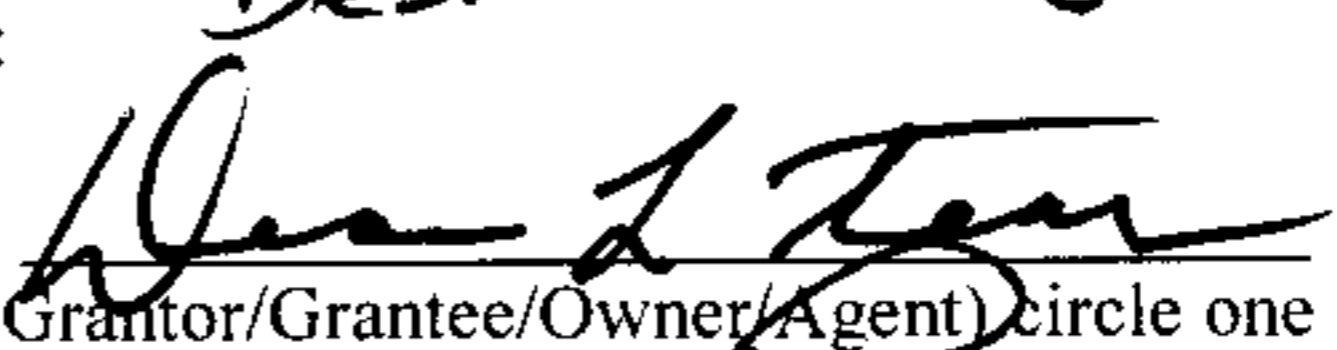
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AL-17090049S

Date: 10/19/17

____ Unattested


(verified by)

Print: Desiree L. Teague
Sign: 
(Grantor/Grantee/Owner/Agent) circle one


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