

20171024000385670  
10/24/2017 02:50:04 PM  
DEEDS 1/5

Commitment Number: 160159804

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 Return To:

ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**10 1 02 0 993 081.051**

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**SPECIAL WARRANTY DEED**

**THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-19CB, who acquired title as: BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-19CB, whose mailing address is C/O Bank of America, N.A., 2505 W. Chandler Blvd., Chandler, AZ 85224, hereinafter grantor, for \$74,000.00 (Seventy Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to CK GROUP, LLC, hereinafter grantee, whose tax mailing address is 29235 Perdido Beach Blvd, Unit PH3, Orange Beach, AL 36561, the following real property:**

**SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA DESCRIBED AS: UNIT 119, IN CAMBRIAN WOOD CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO AS RECORDED IN MISC. BOOK 12, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED BY MISC. BOOK 13, PAGE 2; MISC. BOOK 12, PAGE 4; MISC. BOOK 13, PAGE 344 AND MISC. BOOK 52, PAGE 318, IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED**

**.0111225 INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF CAMBRIAN WOOD CONDOMINIUM AS RECORDED IN MAP BOOK 6, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY CONVEYED BY CAMBRIAN WOOD CONDOMINIUM, INC. TO BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-19CB RECORDED: 09/28/2016 AS INSTRUMENT NO 20160928000355290.**

**Property Address is: 119 Cambrian Way, Birmingham, AL 35242**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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.

Executed by the undersigned on September 28, 2017:

THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-19CB, who acquired title as: BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-19CB, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: Cory Donovan Klapperich 9-28-17

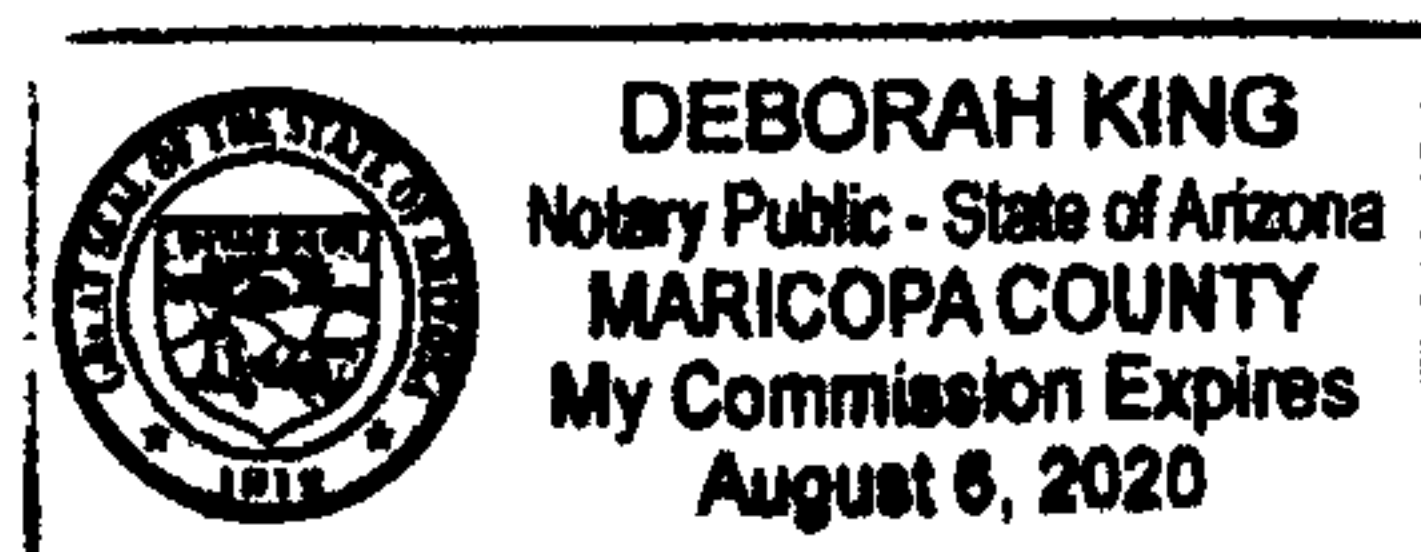
Name: Cory Donovan Klapperich

Its: Assistant Vice President

STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Cory Donovan Klapperich its Assistant Vice President, on behalf of the Grantor THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-19CB, who acquired title as: BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-19CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-19CB, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact is signed to the foregoing conveyance, and they acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Assistant Vice President and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 28 day of September, 2017



Deborah King 9/28/17  
Notary Public  
Deborah King



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 CERTIFICATE HOLDERS  
OF CWALT, INC. ALTERNATIVE  
LOAN TRUST 2005-19CB,  
MORTGAGE PASS THROUGH  
CERTIFICATES, SERIES 2005-  
19CB, who acquired title as:  
BANK OF NEW YORK MELLON,  
FKA, THE BANK OF NEW YORK,  
AS TRUSTEE FOR THE  
CERTIFICATE HOLDERS OF  
CWALT, INC. ALTERNATIVE  
LOAN TRUST 2005-19CB,  
MORTGAGE PASS THROUGH  
CERTIFICATES, SERIES 2005-  
19CB

Grantee's Name CK GROUP, LLC

Mailing Address C/O Bank of America, N.A., 2505  
W. Chandler Blvd., Chandler, AZ  
85224

Mailing Address 29235 Perdido Beach Blvd,  
Unit PH3, Orange Beach, AL  
36561

Property Address 119 Cambrian Way, Birmingham,  
AL 35242

Date of Sale

Total Purchase Price 74,000.00

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). Bank of America, N.A., Attorney In Fact for Grantor

Date September 28, 2017

Print Cory Donovan Klapperich, Assistant Vice President

Unattested

Kevin James Good 09/28/17  
(verified by)  
KEVIN JAMES GOOD

Sign

Cory Klapperich 9-28-17  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/24/2017 02:50:04 PM  
\$101.00 DEBBIE  
20171024000385670

*James W. Fuhrmeister*