

20180309000077080
03/09/2018 10:25:32 AM
DEEDS 1/6

WHEN RECORDED MAIL TO:

The Callins Law Firm, LLC
101 Marietta Street, Suite 1030
Atlanta, Georgia 30303

SLT-171710

SP 375,000.00

MTG 36,250.00

CC 18,750.00

LIMITED WARRANTY DEED

THIS INDENTURE, made this 7th day of March, 2018, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA2**, (herein called "Grantor") and **T.K. MCKEE & LASHUNDA MCKEE** (herein called "Grantees"). *a/k/a Tracy K McKee

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantees all that tract or parcel of land described on **Exhibit A**, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantees, forever, **IN FEE SIMPLE**.

This deed and the warranty of title contained herein are made expressly subject to the permitted title exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantees against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

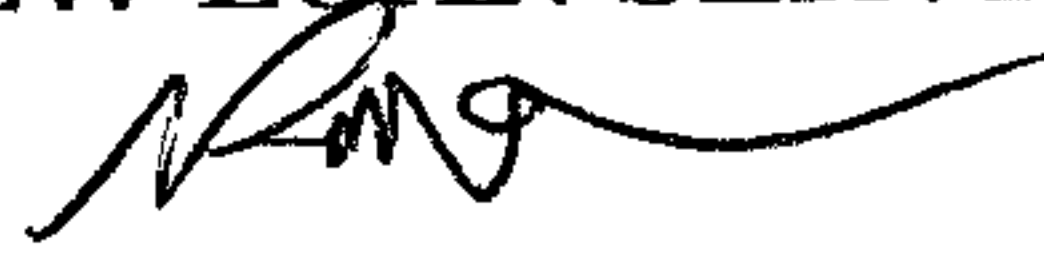
[Signature on Following Page]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, as of the day and year first above written.

GRANTOR:

**THE BANK OF NEW YORK MELLON FKA THE BANK
OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-35CB MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-35CB
by BAYVIEW LOAN SERVICING, LLC**

By:



(seal)

Title:

Patrick Joyce AWP

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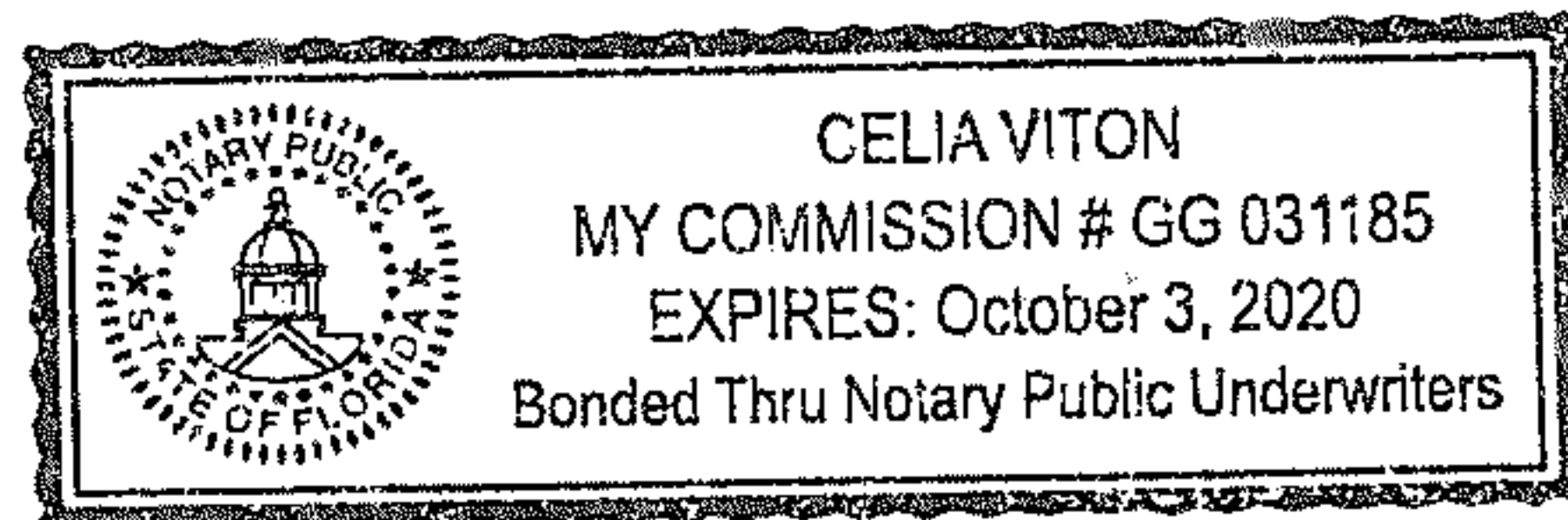
STATE OF FLORIDA)

COUNTY OF MIAMI DADE)

I HEARBY CERTIFY, that on this 7 day of March, 2018, before me personally appeared Patrick Joyce, as AVP for Balwe Loan Servicing LLC, a Corporation/LLC, who is personally known to me or has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is its free act and deed for the uses and purposes herein mentioned. No oath was administered.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- () To me personally known.
() Identified by Driver's License.



CkE

Notary Public
Typed Name:

My Commission Expires:
Commission No.:

Witness Julieth Salvatierra
Witness Milagres Garcia

Exhibit A

Legal Description of the Property

LOT 212-A, ACCORDING TO A RESURVEY OF LOT 212, HIGHLAND LAKES, 2ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 32, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel No.: 09-2-09-0-003-012.000

Property Address: 1006 Blue Heron Point, Birmingham, Alabama 35242

EXHIBIT "B"
TO LIMITED WARRANTY DEED
Permitted Exceptions

1. Taxes for the year 2017 are paid.

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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 NY Grantee's Name Tray K + LeShanda K. McKee
 Mailing Address 4425 Prince Dr 1cen Blvd Mailing Address 1006 Blue Heron Point
5th Floor Birmingham AL 35242
Coral Gables FL 33146

Property Address 1006 Blue Heron Point Date of Sale March 5, 2018
Birmingham AL Total Purchase Price \$ 375,000.00
35242 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).

Date 3/5/18

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/09/2018 10:25:32 AM
 \$49.00 CHERRY
 20180309000077080

Form RT-1