

WHEN RECORDED MAIL TO:

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


20180412000122950 1/5 \$427.00
Shelby Cnty Judge of Probate: AL
04/12/2018 01:57:12 PM FILED/CERT

LIMITED WARRANTY DEED

THIS INDENTURE, made this 25 day of January, 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-J2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-J2**, (herein called "Grantor") and **MARIA DEPIANO ARRINGTON** (herein called "Grantee").

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 Grantee 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 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 Grantee, 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 Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

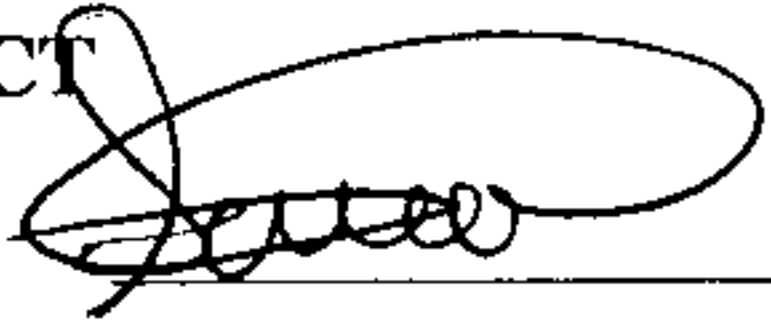
[Signature on Following Page]

Shelby County, AL 04/12/2018
State of Alabama
Deed Tax \$400.00

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 2006-J2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-J2 BY BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS IT'S ATTORNEY IN FACT

By:  (seal)

Title: Sonia Asencio
Assistant Vice President

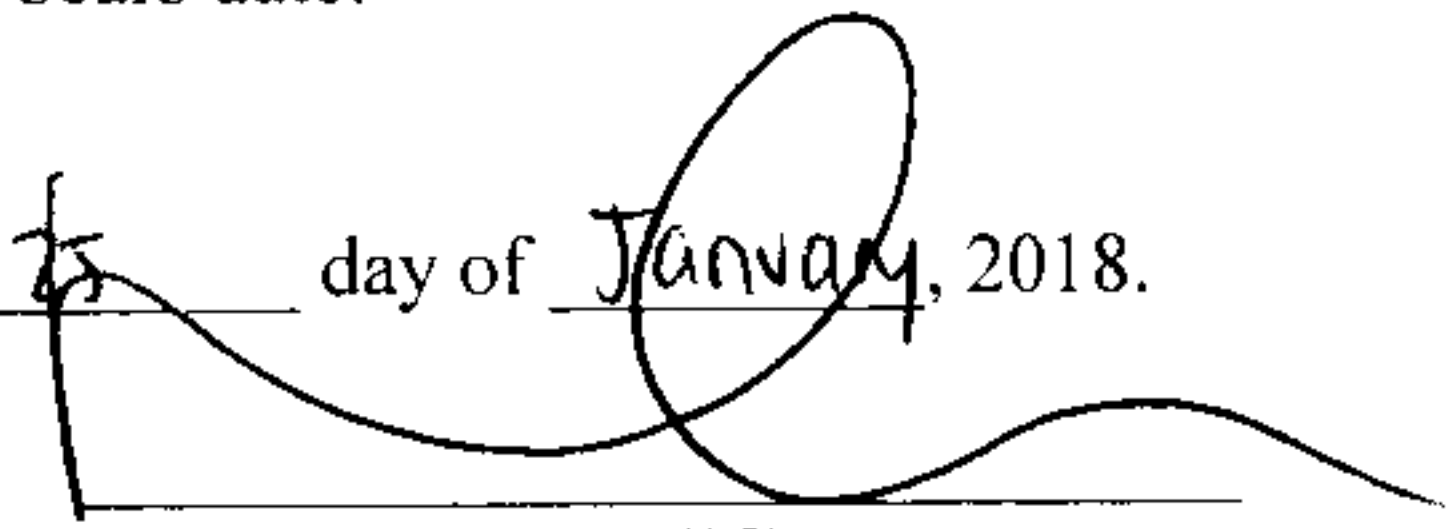
NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF MIAMI DADE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sonia Asencio, as AVP for Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he/she, as such AVP and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

Given under my hand and official seal this 15 day of January, 2018.


NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

The Callins Law Firm, LLC
101 Marietta Street, Suite 1030
Atlanta, GA 30303
(404) 681-5826




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Exhibit A
Legal Description of the Property

LOT 9, ACCORDING TO THE SURVEY OF BRIDGELAKE ADDITION TO RIVERCHASE, AS RECORDED IN MAP BOOK 13, PAGE 25, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

Parcel No.: 11-7-26-0-001-055.144

Property Address: 2020 Bridgelake Drive, Hoover, Alabama 35244



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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 New York Mellon
Mailing Address 4425 Ponce De Leon Blvd. 5 Floor
Coral Gables, FL 33146

Grantee's Name Maria Depiano Arrington
Mailing Address 2020 Bridgelake Drive
Hoover, Alabama 35244

Property Address 2020 Bridgelake Drive
Hoover, Alabama 35244

Date of Sale 11/29/2018
Total Purchase Price \$ 399,900.00



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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 2/2/18

Print Uniti Jones

☐ Unattested

Sign

(verified by)

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1