



20180920000336890 1/3 \$153.50
Shelby Cnty Judge of Probate, AL
09/20/2018 09:50:12 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Andrew Christopher Elliott

807 Forrest Drive
Homewood AL 35209

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty-Two Thousand Five Hundred And 00/100 Dollars (\$132,500.00) to the undersigned, The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Hudson Homes Management, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Andrew Christopher Elliott, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, thence run West along the South line of said 1/4 1/4 section a distance of 459.10 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the right and run a distance of 77.79 feet to the Point of Beginning; thence continue in the same direction a distance of 228.17 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the left and run a distance of 296.25 feet; thence turn an angle of 82 degrees 57 minutes 53 seconds to the left and run a distance of 195.25 feet; thence turn an angle of 82 degrees 57 minutes 53 seconds to the left and run a distance of 195.25 feet; thence turn an angle of 0 degrees 07 minutes 09 seconds to the left and run a distance of 26.43 feet; thence turn an angle of 97 degrees 09 minutes 16 seconds to the left and run a distance of 262.96 feet to the Point of Beginning. Situated in the NE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama. Together with an easement for ingress and egress over and across the following: commence at the Southeast corner of the NE 1/4 of the NE 1/4, Section 15, Township 21 South, Range 3 West, thence run West along the South line of said 1/4 1/4 section a distance of 396.88 feet to the Point of Beginning; thence turn an angle of 74 degrees 27 minutes 30 seconds to the left and run a distance of 254.09 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds to the left and run a distance of 254.09 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds to the right and run a distance of 62.23 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the right and run a distance of 560.05 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds to the right and run a distance of 60.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 289.46 feet to the Point of Beginning. Situated in the E 1/2 of the NE 1/4 of Section 15, Township 21 South, Range 3 West.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20180425000138640, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.




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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6th day of September, 2018.

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1

By Hudson Homes Management, LLC, as Attorney in Fact

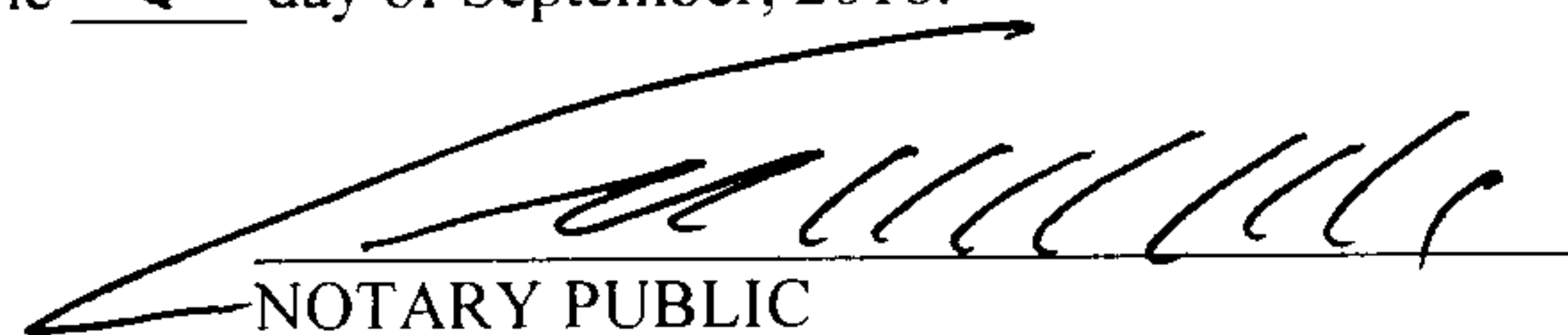
By: 
Evelyn Waithaka
Its Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

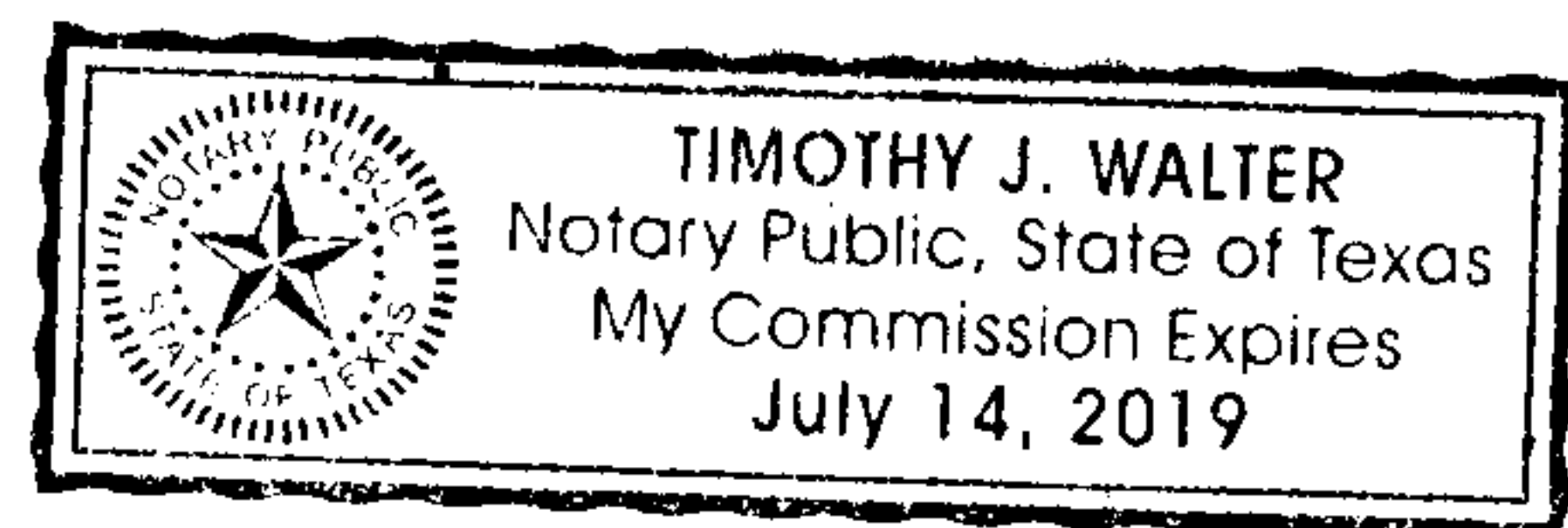
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn Waithaka, whose name as Authorized Signer of Hudson Homes Management, LLC, as Attorney in Fact for The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, 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 and official seal, this the 6 day of September, 2018.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2018-000322



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, as
Trustee for CIT Mortgage Loan
Trust 2007-1

Grantee's Name Andrew Christopher Elliott

Mailing Address 3701 Regent Blvd, Suite 100B,
Irving, TX 75063

Mailing Address 807 Forrest Drive
Homewood AL 35209

Property Address 345 Wilderness Lane
Alabaster, AL 35007

Date of Sale 09/19/2018
Total Purchase Price \$132,500.00

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).

Date 09/19/2018

Print Andrew Christopher Elliott

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1