

20200630000269150
06/30/2020 01:22:02 PM
DEEDS 1/4

This instrument prepared by:
Jeff G. Underwood, Attorney
Tiffany & Bosco, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

Send Tax Notice to:
Nirav Patel
Mita Patel

410 OAK MOUNTAIN CIRCLE
PELHAM AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty-Six Thousand Five Hundred And 00/100 Dollars (\$156,500.00) to the undersigned, The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4, by Carrington Mortgage Services, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Nirav Patel, and Mita Patel, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of High Ridge Village Phase 1, as recorded in Map Book 27, Page 140, in the Probate Office of Shelby County, Alabama.

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 232, Page 380.
4. Easement/right-of-way to Shelby County as recorded in Book 230, Page 200.
5. Mineral and mining rights as recorded in Book 93, Page 861, Book 258, Page 811, Book 275, Page 41, Book 291, Page 887, Book 116, Page 797, Book 119, Page 83 and Book 224, Page 517. Subject to all matters as set forth as shown in Map Book 27, Page 140, Probate Records of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company recorded in Book 102, Page 202, Book 108, Page 337 and Book 102, Page 200 in the Probate Office of Shelby County, Alabama.
7. Transmission line permit and rights recorded in Book 103, Page 55 in the Probate Office of Shelby County, Alabama.
8. Terms and conditions of High Ridge Homeowners Association, Inc. recorded in Book 2001, Page 40044 and Book 2001, Page 40043 in the Probate Office in Shelby County, Alabama.
9. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Book 2001, Page 40042, of the Probate Records of Shelby County, Alabama, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination

based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

\$ 0.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2 day of June, 2020.

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4

By Carrington Mortgage Services, LLC, as Attorney in Fact

By:

Its

Stacy Behan

Authorized Signer

JUN 02 2020

STATE OF

COUNTY OF

See Attached

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of Carrington Mortgage Services, LLC, as Attorney in Fact for The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4, 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 _____ day of _____, 2020.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

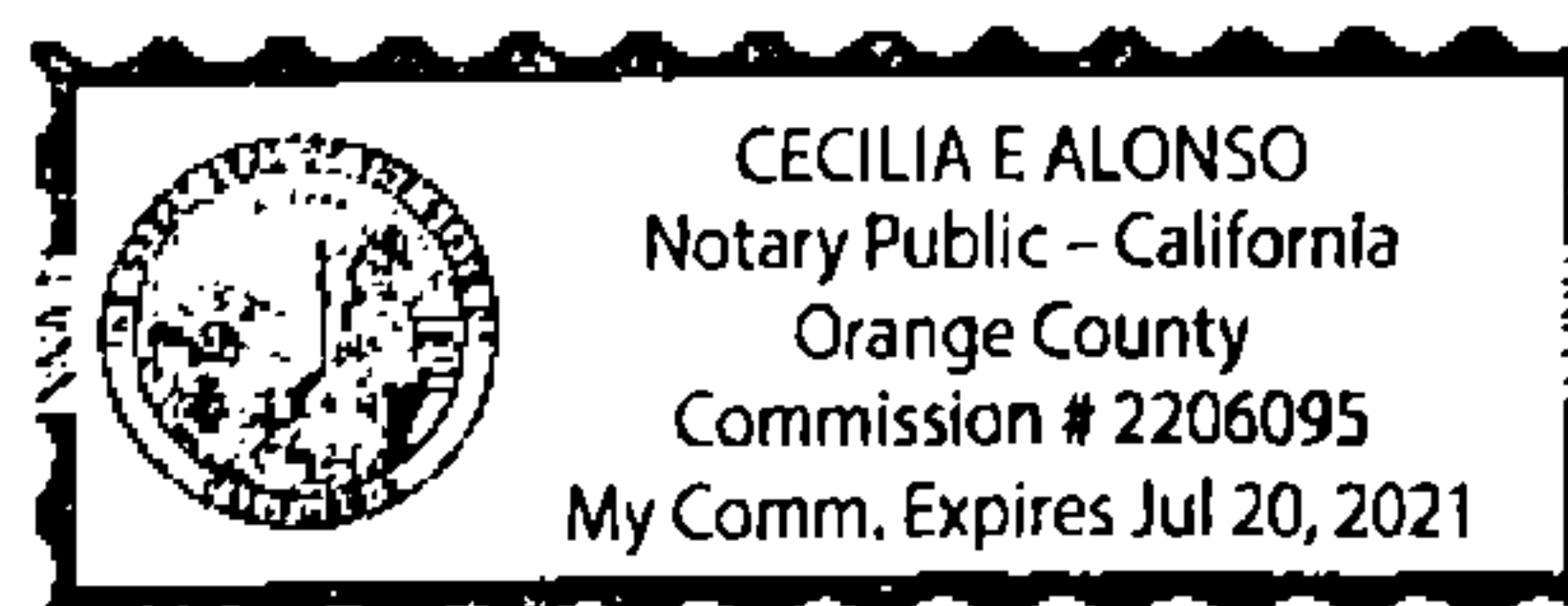
On June 2, 2020 before me, Cecilia E Alonso Notary Public
(insert name and title of the officer)

personally appeared Stacy Behan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2020 01:22:02 PM
\$188.50 JESSICA
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20200630000269150 06/30/2020 01:22:02 PM DEEDS 4/4

Allen S. Boyd

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 f/k/a
The Bank of New York as Trustee
for Registered Holders of CWABS,
Inc., Asset-Backed Certificates,
Series 2006-BC4
Mailing Address 1600 S Douglass Road, Suite
130A, Anaheim, CA 92806

Grantee's Name Nirav Patel, Mita Patel

Mailing Address 410 OAK MTN CIRCL
Pelham AL 35124

Property Address 106 Village Lane
Pelham, AL 35124

Date of Sale 06/29/2020
Total Purchase Price \$156,500.00

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 06/29/2020

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one