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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
WCB Realty Company LLC
9000 Parkway E, 101
Birmingham, AL 35206

File #: 101-10280865

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of THREE HUNDRED FIFTY-SEVEN THOUSAND and 00/100 (\$357,000.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, THE BANK OF NEW YORK MELLON CORPORATION as Trustee for Specialty Underwriting and Residential Finance Trust, Series 2005-BC3, whose post office address is 8950 Cypress Waters Blvd., Coppell, TX 75019, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to WCB REALTY COMPANY LLC, whose address is 9000 Parkway E, 101 Birmingham, AL 35206, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 919 Highland Lakes Ln, Birmingham, AL 35242
Parcel ID: 09 3 08 0 001 019.014

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 29 day of December, 2020.

Chris Burkett
Witness

Chris Burkett
Printed Name

Alex Vatter
Witness

Alex Vatter
Printed Name

STATE OF Colorado }

COUNTY OF Arapahoe }

THE BANK OF NEW YORK MELLON
CORPORATION as Trustee for Specialty Underwriting
and Residential Finance Trust, Series 2005-BC3
By: NATIONSTAR MORTGAGE LLC, as attorney in
fact

By: [Signature]

Title: _____

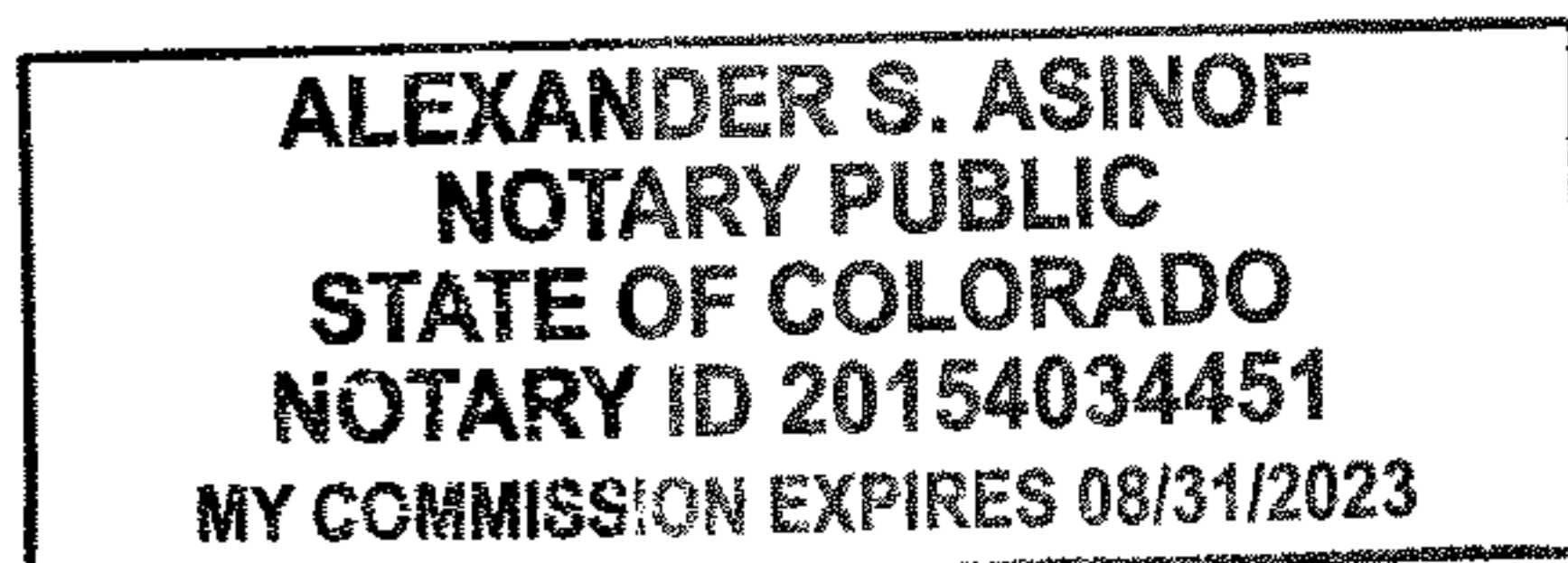
Printed Name: _____

Barry Coon
Assistant Secretary for
Nationstar Mortgage, LLC,
as Attorney in Fact

Barry Coon

I, a Notary Public, in and for said County in said State, hereby certify that Barry Coon
whose name is Assistant Secretary of NATIONSTAR MORTGAGE LLC, as attorney in fact
for THE BANK OF NEW YORK MELLON CORPORATION as Trustee for Specialty Underwriting and
Residential Finance Trust, Series 2005-BC3, is signed to the foregoing instrument or 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.

Given under my hand this 29 day of December, 2020.



[Signature]
Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes
neither representation as to the status of the title nor property use or any zoning regulations concerning
described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey
was made at the time of this conveyance.

Prepared By:
Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT "A"

The following described real property, situated in Shelby County, Alabama, to-wit:

Lot 514, according to the Survey of Highland Lakes, 5th Section, Phase II, as recorded in Map Book 19, Page 3 A & B in the Probate Office of Shelby County Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II, as recorded as Instrument No. 1994-31018 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). BEING the same which Aaron Wagner, as auctioneer by Deed dated January 31, 2017 and recorded February 10, 2017 in the County of Shelby, State of Alabama in 20170210000051290 conveyed unto The Bank of New York Mellon Corporation as Trustee for Specialty Underwriting and Residential Finance Trust, Series 2005-BC3.

For Informational Purposes Only

Parcel Identification Number: 09 3 08 0 001 019.014



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2021 08:00:23 AM
\$385.00 CHERRY
20210115000024130

Alli S. Beyl