



20140117000017140 1/5 \$121.00
Shelby Cnty Judge of Probate, AL
01/17/2014 12:57:51 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 4425 Ponce De Leon Boulevard, Coral Gables, FL 33146, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to OPPORTUNITY REAL ESTATE, LLC, a Alabama limited liability company (herein, "Grantee"), whose address is 218 Birch St Birmingham AL 35213 all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 9378 Highway 119, Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 20111123000355880

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama. Real property taxes are due and payable by December 31st of the current year.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 06 day of December, 2013.

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware limited liability company

By: [Signature] (SEAL)

Printed Name: Patrick Joyce

Title: AVP

STATE OF Florida
COUNTY OF Miami Dade

I, the undersigned Notary Public in and for said State and County, hereby certify that Patrick Joyce, whose name as AVP of Bayview Loan Servicing, LLC, a Delaware limited liability company, 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 said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

[Signature]

SIGNATURE OF NOTARY PUBLIC

My commission expires: Jan 9 2017

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

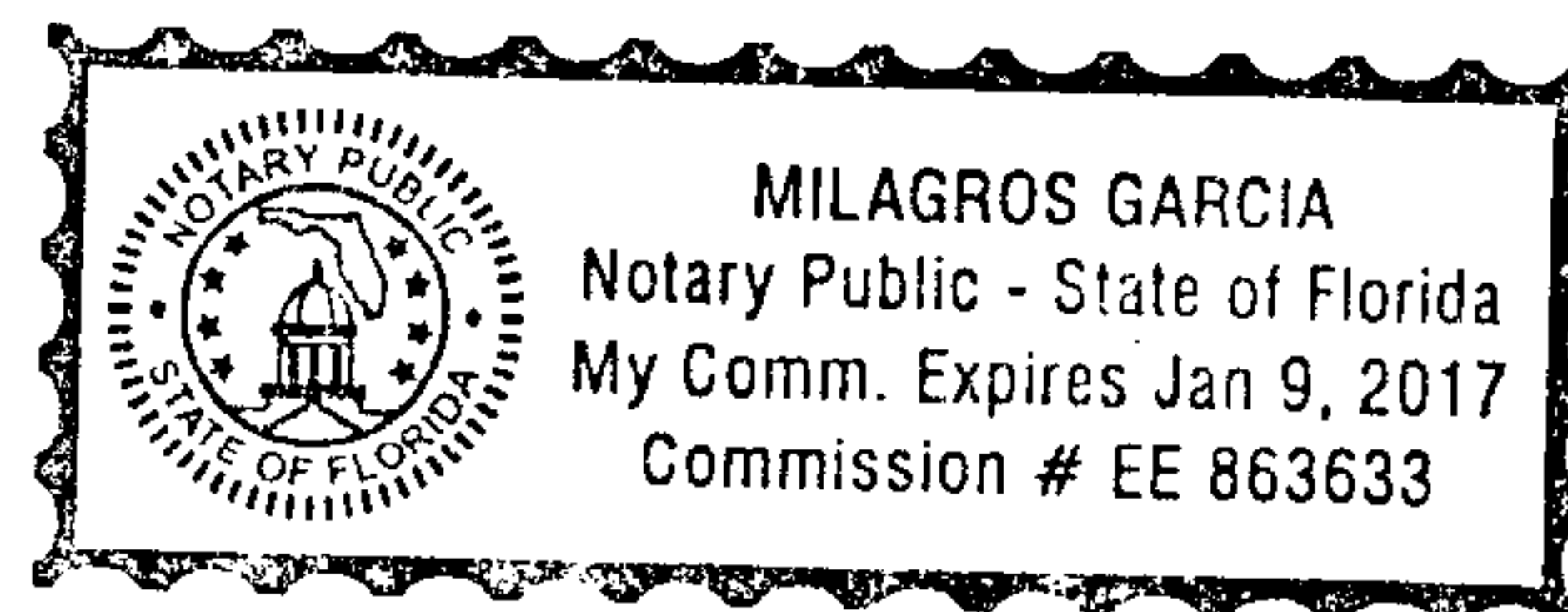
When recorded, please mail to:

KAYLA AHN
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

R#930308

The Grantee's address is:

OPPORTUNITY REAL ESTATE, LLC
218 Beech St
Birmingham AL 35213



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EXHIBIT A

[Legal Description]

PARCEL I:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 3 WEST, ALABASTER, SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1,726.82 FEET TO A POINT;

THENCE TURN 70 DEGREES 45 MINUTES 20 SECONDS TO THE LEFT AND RUN NORTHERLY 208.85 FEET TO A STEEL REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED;

THENCE TURN 00 DEGREES 07 MINUTES 23 SECONDS TO THE LEFT AND CONTINUE NORTHERLY 124.85 FEET TO A STEEL REBAR CORNER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE "JEFF D. MCCONATHY" TRACT AS DESCRIBED IN INST #1994-13491;

THENCE TURN 84 DEGREES 33 MINUTES 48 SECONDS TO THE LEFT AND RUN WESTERLY 210.00 FEET TO A STEEL REBAR CORNER ON THE EASTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119;

THENCE TURN 90 DEGREES 13 MINUTES 43 SECONDS TO THE LEFT AND RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE OF SAID HIGHWAY 150.04 FEET TO A STEEL REBAR CORNER;

THENCE TURN 96 DEGREES 23 MINUTES 08 SECONDS TO THE LEFT AND RUN EASTERLY 222.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE PROPERTY CONVEYED TO THE STATE OF ALABAMA BY DEED RECORDED IN INST. #2001-11295.

PARCEL II

COMMENCE AT THE SW CORNER OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1,726.82 FEET TO A POINT;

THENCE NORTH 19 DEGREES 14 MINUTES 40 SECONDS EAST A DISTANCE OF 208.85 FEET TO A POINT;

THENCE SOUTH 74 DEGREES 14 MINUTES 40 SECONDS EAST A DISTANCE OF 87.97 FEET TO A POINT;

THENCE NORTH 20 DEGREES 15 MINUTES 22 SECONDS EAST A DISTANCE OF 111.74 FEET TO A POINT;

13-52681 (prs)

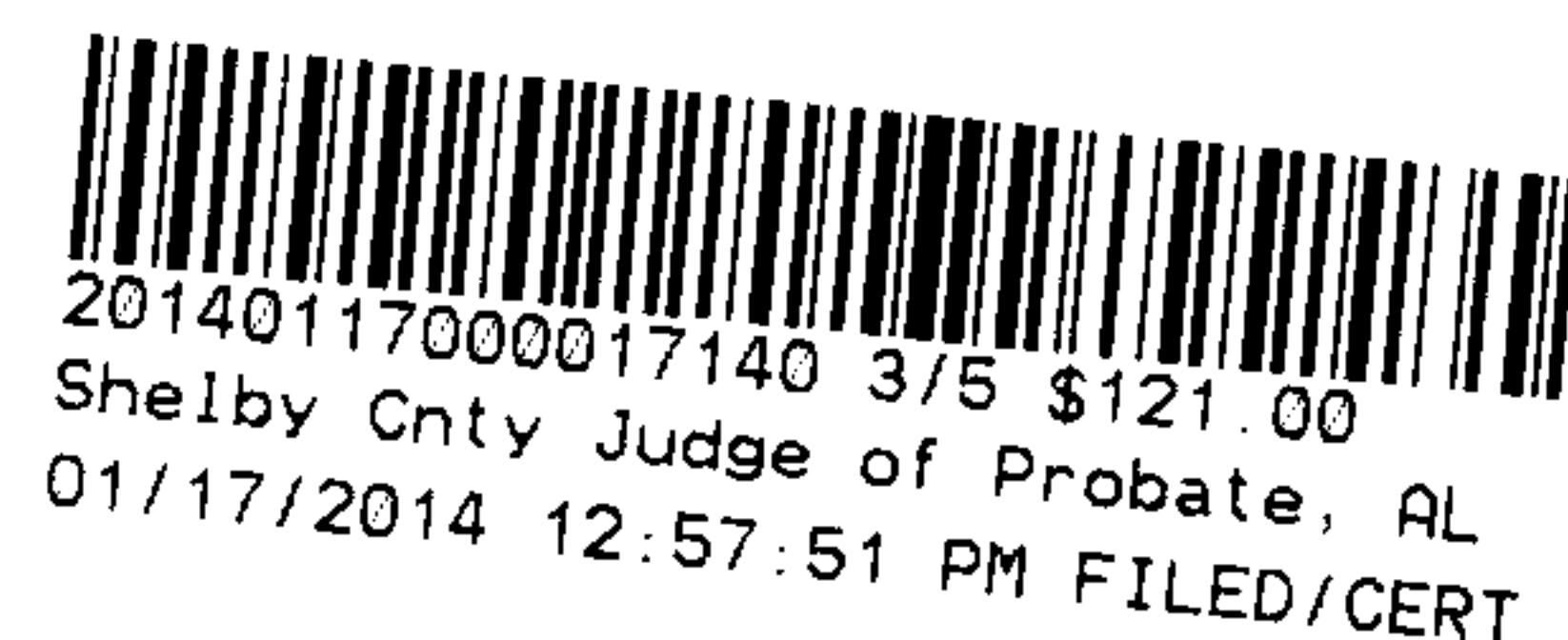


EXHIBIT A continued

THENCE NORTH 24 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 210.00 FEET TO A POINT;

THENCE NORTH 65 DEGREES 10 MINUTES 34 SECONDS WEST A DISTANCE OF 23.94 FEET TO A POINT;

THENCE SOUTH 24 DEGREES 49 MINUTES 26 SECONDS WEST A DISTANCE OF 210.00 FEET TO A POINT;

THENCE NORTH 65 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 59.85 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 24 DEGREES 47 MINUTES 23 SECONDS EAST A DISTANCE OF 4.84 FEET TO A POINT;

THENCE NORTH 64 DEGREES 40 MINUTES 54 SECONDS WEST A DISTANCE OF 74.51 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 04 MINUTES 05 SECONDS WEST A DISTANCE OF 5.40 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 06 MINUTES 55 SECONDS EAST A DISTANCE OF 74.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 381.76 SQUARE FEET. ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO BAYVIEW LOAN SERVICING, LLC BY MORTGAGE FORECLOSURE DEED RECORDED 11/23/2011 IN DOCUMENT NO. 2011112300035588, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



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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 Bayview Loan Servicing, LLC
Mailing Address 4425 Ponce De Leon Boulevard
Coral Gables, FL 33146

Grantee's Name Opportunity Real Estate, LLC
Mailing Address 218 Beech St.
Birmingham, AL
35213

Property Address 9378 Highway 119
Alabaster, AL 35007

Date of Sale 12/06/13
Total Purchase Price \$ 95,000.00



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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 12/06/13

Doris Silva
Sr. REO Closing Manager

Print

Milagros Garcia
REO Closing Manager

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1