

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNN GATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Daphne A. Foster  
101 Sugar Hill Lane  
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF CALIFORNIA  
ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety thousand and 00/100 (\$90,000.00) Dollars, of which amount \$65,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously hereith, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2012-3 (herein referred to as grantors) do grant, bargain, sell and convey unto Daphne A. Foster (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, page 115, in the Probate Office of Shelby County, Alabama.



20140210000037760 1/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
02/10/2014 02:15:20 PM FILED/CERT

Shelby County, AL 02/10/2014  
State of Alabama  
Deed Tax: \$25.00

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February \_\_\_\_, 2014

Kondaur Capital Corporation, as  
separate trustee of the Matawin  
Ventures Trust Series 2012-3

  
Lorenzo Marin, Operations Manager

STATE OF CALIFORNIA  
ORANGE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joy Zimmerman, whose name as Liquidation Specialist of Kondaur Capital Corporation, as separate trustee of the Matawin Ventures Trust Series 2012-3, 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, she, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said entity.

Given under my hand and official seal on February \_\_\_\_, 2014

  
See Below

NOTARY PUBLIC

My commission expires: \_\_\_\_\_

State of California

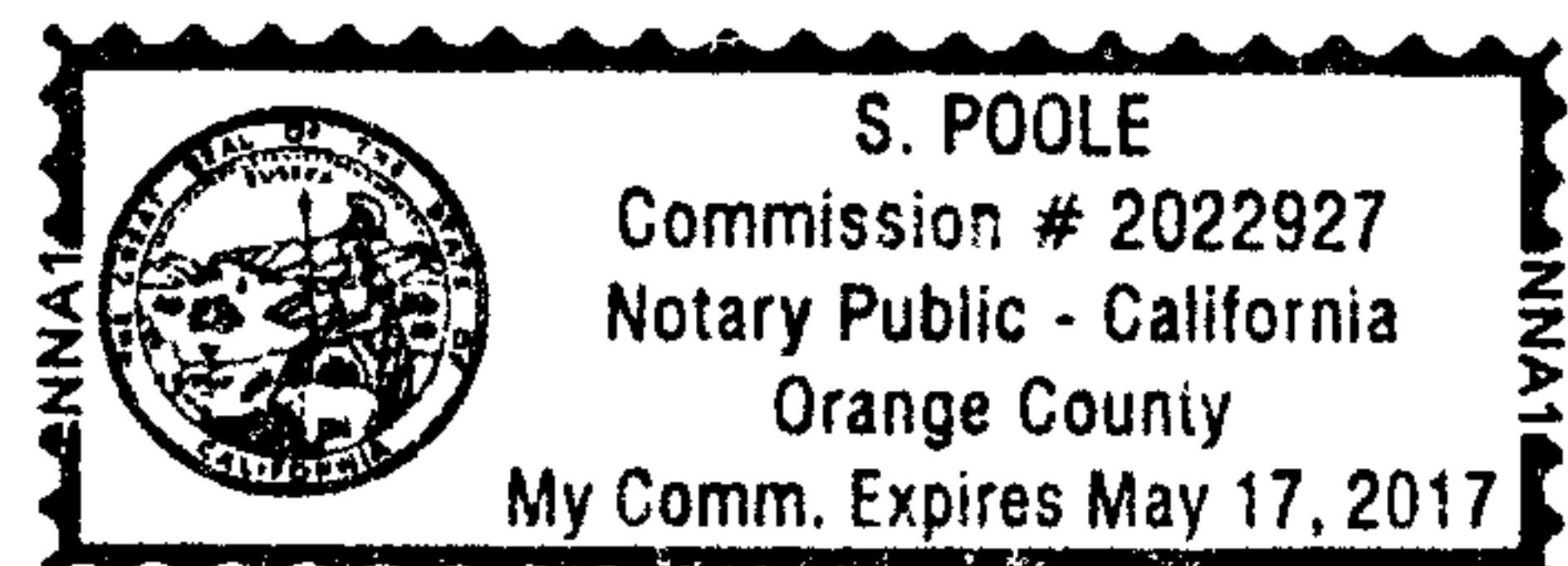
County of Orange

On 2/3/2014 before me, S. Poole, Notary Public,  
personally appeared Lorenzo Marin

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. 



# Real Estate Sales Validation Form

This document must be filed in accordance with Code of Alabama, 1975, Section 40-22-1

Grantor's name: Kondaur Capital Corporation  
Mailing address: 333 South Anita Dr., Orange, CA  
Property address:  
101 Sugar Hill Ln, Alabaster, AL 35007

Grantee's name: Daphne A. Foster  
Mailing address: 101 Sugar Hill Ln, Alabaster, AL  
Date of Sale: February 4, 2014  
Total Purchase Price \$90,000.00

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

\_\_\_x\_\_\_ Sales contract

\_\_\_x\_\_\_ 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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).

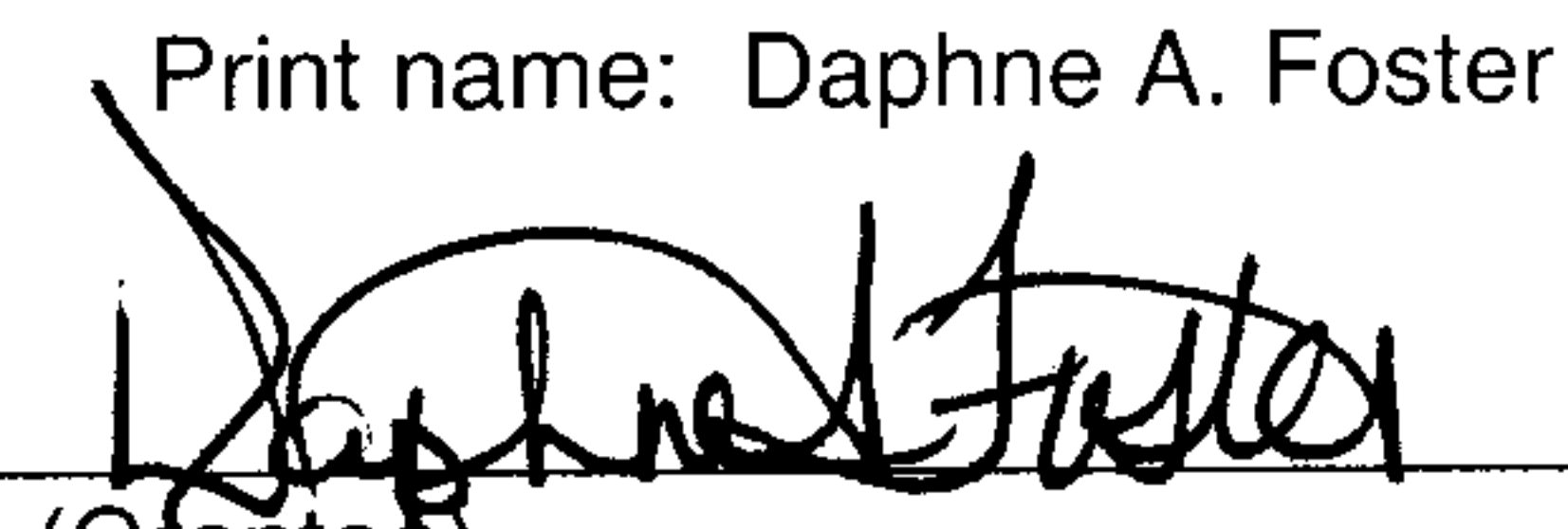
I attest, to the best of my knowledge and belief, that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).


Date: February 4, 2014

\_\_\_\_\_ Unattested

  
(Verified by)

Sign: \_\_\_\_\_

Print name: Daphne A. Foster  
  
(Grantee)

  
20140210000037760 2/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
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