

Prepared By and Return To:
LandCastle Title, LLC
Attn: Paul Kemp
One Independence Plaza, Ste. 416
Birmingham, AL 35209

Order No.: AL-052-00166-14-PUR


Send Property Tax Notice to:

6 Muirfield Village
Shoal Creek AL
35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20140627000196290 1/3 \$473.00
Shelby Cnty Judge of Probate, AL
06/27/2014 01:31:23 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Eight Hundred Seventy Thousand And No/100 Dollars (\$870,000.00) cash in hand paid to **SunTrust Mortgage, Inc.** (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Jeffrey E Holmes and Mona S Holmes, as joint tenants** (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 57, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

Source of Title: Deed in Lieu recorded on March 11, 2014 as Instrument Number 20140311000067590.

The subject property is not the homestead of the Grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

\$417,000.00 of the consideration was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, SunTrust Mortgage, Inc. has caused these presents to be executed in its name and on its behalf as aforesaid, on this the _____ day of _____.

SunTrust Mortgage, Inc.

BY: Jackie Alsalem

State of Colorado
County of Denver

I, Tammi Thomas, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Jackie Alsalem whose name as VP of SunTrust Mortgage, Inc., 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 his/hers capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this the 20th day of June, 2014

Tammi S Thomas
Notary Public
State of Colorado
Notary ID 20094037939
My Commission Expires November 19, 2017

Tammi S Thomas
Notary Public
My Commission Expires:
[Notary Seal]

Deed (Special Warranty - AL)
Servicer Loan No.: PAM: 925665
Property Address: 6 Muirfield Village
Birmingham, AL 35242

AL-052-00166-14-PUR

Shelby County, AL 06/27/2014
State of Alabama
Deed Tax: \$453.00

Seller Affidavit

STATE OF _____)
COUNTY OF _____)

RE: 6 Muirfield Village, Shoal Creek, AL 35242 (Address) (the "Property")
Escrow/Title Order No. PAM: 925665

20140627000196290 2/3 \$473.00
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The Undersigned states under penalty of perjury:

1. He/She is the _____ Vice President of SunTrust Mortgage, Inc., a Virginia corporation (the "Company"), which is the current owner of the Property (referred to herein as "Seller").
2. The Company's principal place of business is: 901 Semmes Avenue, Richmond, Virginia 23224.
3. The Company is an active corporation within the Commonwealth of Virginia since March 30, 1927, under document number 0030925-2 without interruption.
4. He/She, on behalf of the Company as Seller, has full power and authority to execute, transfer, and convey any and all documents pertaining to the sale of the Property. Said powers are in full force and effect and have not been revoked as of the date of this Affidavit.
5. Seller has obtained its title to this property through foreclosure or by deed-in-lieu of foreclosure; therefore, Seller makes no representation or warranty that Seller has been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to the Property in Seller. Seller makes no representation as to the existence of parties who have any interest or right to claim an interest in the Property other than Seller and/or whether there are any parties in possession under any written leases.
6. To the best of Seller's knowledge, during the time Seller has been in title to the Property, Seller has not made any improvements to the Property, nor has any work been performed on or at the Property for which the labor or materials have not been paid.
7. Seller hereby represents that Seller has not and will not authorize the execution of any instrument or do any act whatsoever, prior to the recording of the conveyance instrument transferring title to Buyer, that would in any way affect Seller's title to the Property.

All statements, representations and certifications made herein are based on the Company's knowledge. As used herein, "knowledge" shall mean the actual knowledge, without due inquiry, of the current officers of the Company.

SunTrust Mortgage, Inc., a Virginia corporation

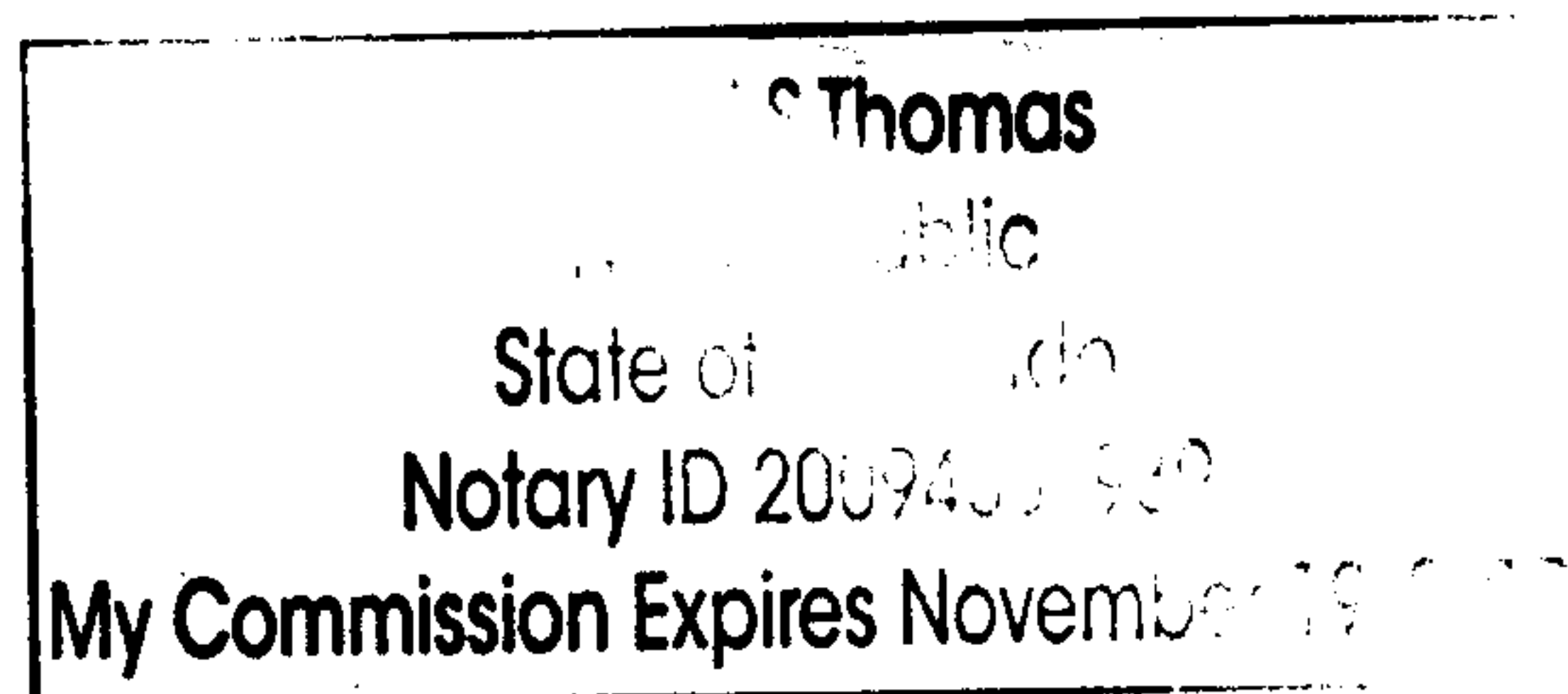
By: _____

Its: _____

Subscribed and sworn to before me this 20th day of June, 2014.

Tammi S Thomas
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



Real Estate Sales Validation Form


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

Grantor's Name Suntrust Mtg Inc Grantee's Name Jeffrey B Holmes
 Mailing Address 901 Semmes Ave Mailing Address Mona S Holmes
Richmond VA 133 Skyline Cir
23224 Indian Springs AL
 Property Address 6 Milledgeville Village Cir Date of Sale 6-23-14 35124
Shoal Creek AL Total Purchase Price \$ 810,000.00
35242 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


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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 6-23-14

Print Dawn Collier

Sign Dawn Collier

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one