

20150428000137310
04/28/2015 08:39:10 AM
DEEDS 1/4

Commitment Number: 3278652
Seller's Loan Number: 7600018814

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-8-27-0-007-062.000

SPECIAL WARRANTY DEED

NRZ REO I Corp, whose mailing address is **15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, hereinafter grantor, for \$131,000.00 (One Hundred Thirty One Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Lindsay Leah Boykins**, hereinafter grantee, whose tax mailing address is **1305 Summerchase Drive, Hoover, AL 35244**, the following real property:

**single*

Lot 138, according to the Map and Survey of Chesser Reserve Phase I, as recorded in Map Book 38, Page 115 A and B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from NRZ Pass-Through Trust I, U.S. Bank National Association as NRZ REO I Corp, as described in Deed Instrument 20150216000049030, Recorded 02/16/2015 in SHELBY County Records.

Property Address is: 111 Chesser Reserve Dr., Chelsea, AL 35043

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20150216000049030

Executed by the undersigned on March 20, 2015:

NRZ REO I Corp, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: Brandee Conrad

Name: Brandee Conrad
Authorized Signer AVP

Its: _____

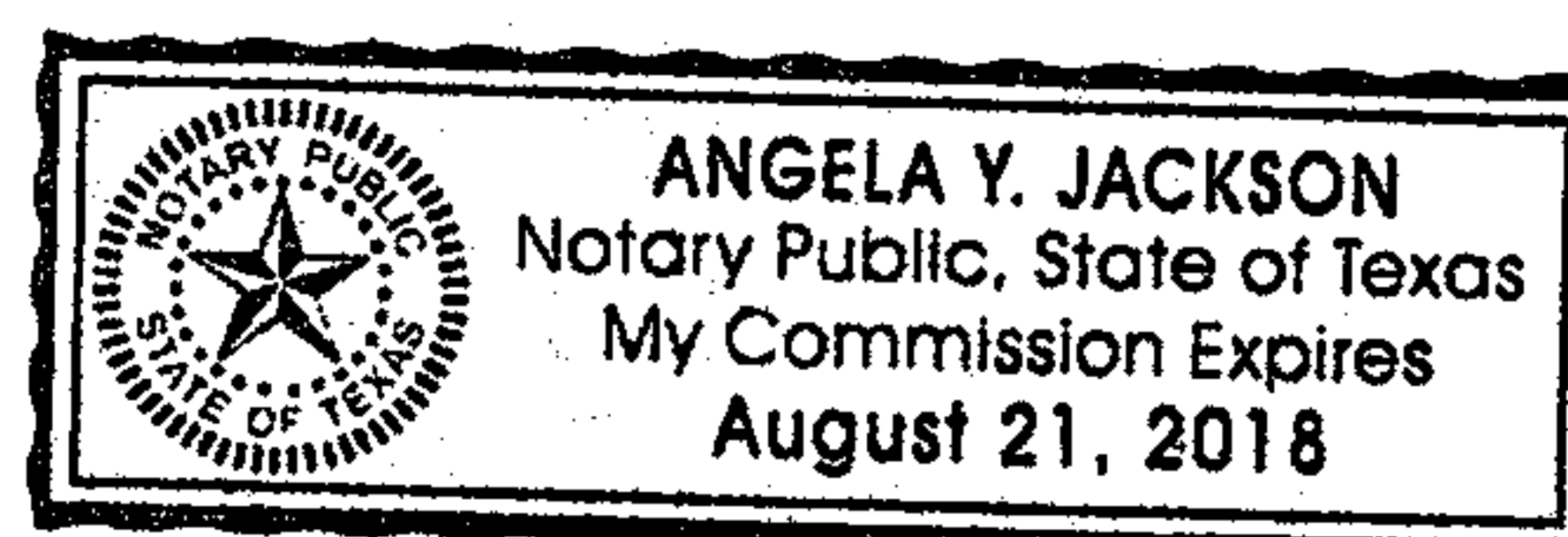
STATE OF Texas
COUNTY OF Harris

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Brandee Conrad its AVP, on behalf of the Grantor **NRZ REO I Corp, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 20th day of March 2015

Angela Y. Jackson
Notary Public

Angela Y. Jackson



Real Estate Sales Validation Form

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

Grantor's Name NRZ REO I Corp
Mailing Address 15480 Laguna Canyon Road,
Suite 100, Irvine, CA 92618

Grantee's Name Lindsay Boykins
Mailing Address 1305 Summerchase Drive,
Hoover, AL 35244

Property Address 111 Chesser Reserve Dr.,
Chelsea, AL 35043

Date of Sale 3/20/15
Total Purchase Price 131,000.00

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DEEDS 4/4

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 3/20/15

Print Brandee Conrad

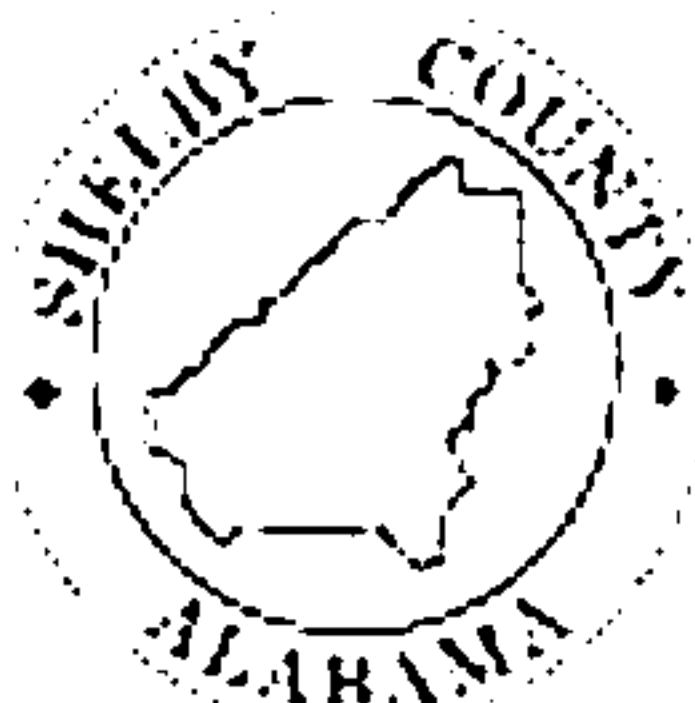
Sign Brandee Conrad

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/28/2015 08:39:10 AM
\$154.00 CHERRY
20150428000137310

[Signature]