

20150616000202300
06/16/2015 04:09:53 PM
DEEDS 1/4

Commitment Number: 3272793
Seller's Loan Number: 7600017780

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
35-2-09-0-001-025-000

SPECIAL WARRANTY DEED

NRZ REO I Corp., whose mailing address is **15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, hereinafter grantor, for \$122,000.00 (One Hundred Twenty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Jennifer Marie Mauney**, hereinafter grantee, whose tax mailing address is **1715 HIGHWAY 201, CALERA, AL 35040**, the following real property:

All that certain parcel of land situate in County of Shelby, State of Alabama, being known and designated as follows: Begin at the Southwest corner of Section 9, Township 24 North, Range 13 East; thence run North along the West line of said Section and run 459.47 feet; thence turn a deflection angle to the right of 95 degrees 09 minutes 45 seconds and run 421.08 feet; thence turn a deflection angle to the right of 84 degrees 48 minutes 58 seconds and run 420.23 feet to a point on the south line of said Section 9; thence turn a deflection angle to the right of 89 degrees 56 minutes 57 seconds and run along said section line 419.53 feet back to the point of beginning. Situated in Shelby County, Alabama.

Being the same property as conveyed from NRZ Pass-Through Trust I, U.S. Bank National Association as Trustee to NRZ REO I Corp , Dated 04/29/2014, Recorded 08/28/2014 in Shelby County Records.

Property Address is: 1715 HIGHWAY 201, CALERA, AL 35040

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: **20140828000270600**

Executed by the undersigned on March 23, 2015:

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

By: Brandee Conrad

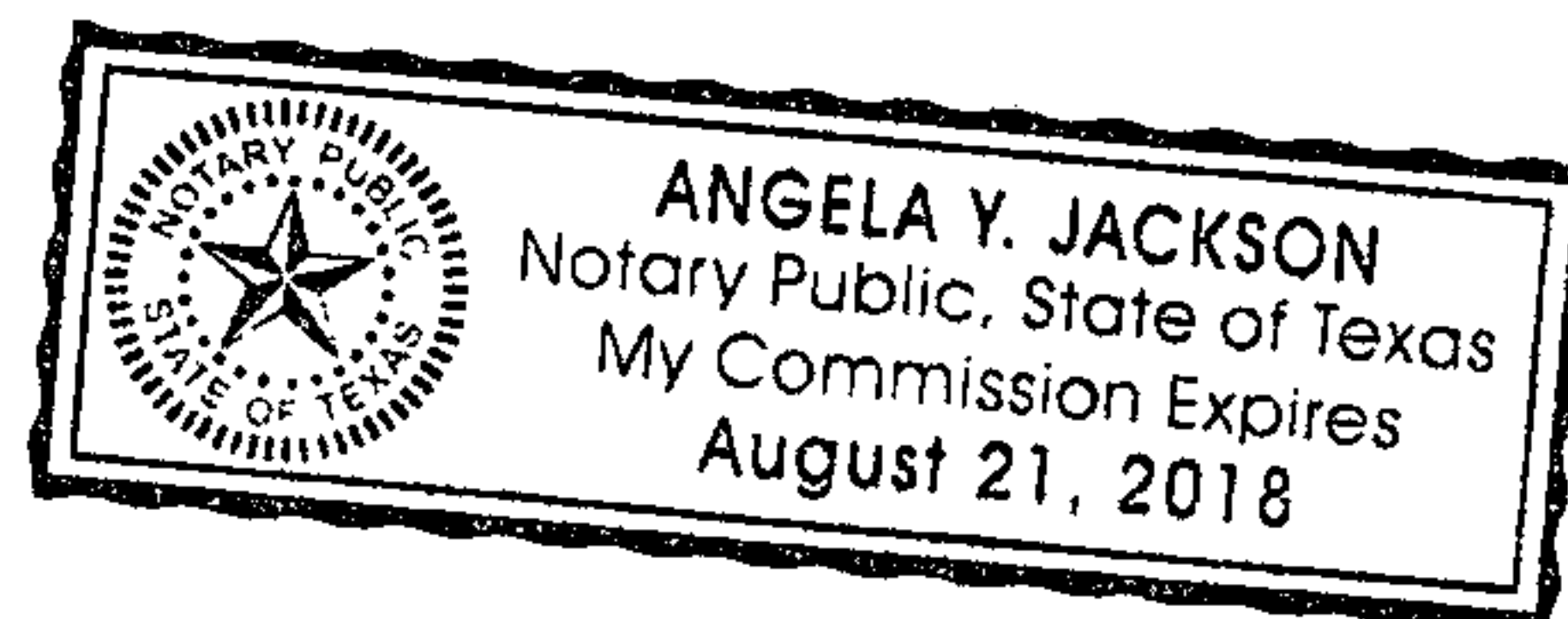
Name: Brandee Conrad
Authorized Signer
Its: AVP

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 23 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 Jennifer Marie Mauney
Mailing Address 1715 HIGHWAY 201,
CALERA, AL 35040

Property Address 1715 HIGHWAY 201, CALERA,
AL 35040

Date of Sale 3/23/2015
Total Purchase Price 122,000.00

20150616000202300

or
Actual Value \$

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or
Assessor's Market Value \$

DEEDS 4/4

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 6/16/2015

Print Brandee Conrad
Authorized Signer AVP

Unattested

Aaron Avery
(verified by)

Sign Brandee Conrad
(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
06/16/2015 04:09:53 PM
\$25.50 CHERRY
20150616000202300

[Signature]