

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
SDL Properties, LLC  
  
1050 Dunsmore Drive  
Chelsea, AL 35043

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-One Thousand Nine Hundred Ninety-Nine And 00/100 Dollars (\$31,999.00) to the undersigned, CitiFinancial Servicing, LLC, by Olympus Asset Management, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto SDL Properties, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the SE corner of the SE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East, go North 1320 feet to SE corner of NE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East; thence 87 degrees 13 minutes left 462.9 feet; thence 90 degrees right 618.1 feet to the North boundary of right-of-way of Shelby County Highway NO.62; thence North 22 feet; thence 93 degrees 02 minutes left 381 feet for a point of beginning of the Lot herein described; thence continue along said lot named courses Westerly 242 feet; thence South 469 feet to North boundary of said highway right-of-way; thence Northeasterly along North boundary of said right-of-way ; to a point due South of the point of beginning; thence North 158.0 feet to point of beginning.

Also, beginning at the Southeast corner of SE 1/4 of SW 1/4, Section 20, Township 19 South, range 2 East, go North 1320 feet to Southeast corner of NE 1/4 of SW 1/4 of Section 20, Township 19 South, Range 2 East; thence 87 degrees 13 minutes left 462.9 feet, thence 90 degrees right 618.1 feet to the North boundary of the right-of way of Shelby County Highway NO.62 and the point of beginning of the land herein described; thence 22 feet North; thence 93 degrees 02 minutes left 381 feet to a point; thence South 158 feet to the North boundary of said Highway right-of-way; thence along North boundary of said highway right-of-way; to the point of beginning, located in the NE 1/4 of the SW 1/4 Section 20, Township 19 South, Range 2 East.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

LESS AND EXCEPT:

Shelby County: AL 02/29/2016  
State of Alabama  
Deed Tax:\$32.00

Beginning at the Southeast corner of SE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East, go North 1320 feet to Southeast corner of NE 1/4 of SW 1/4 of Section 20, Township 19 South, Range 2 East; thence 87 degrees 13 minutes left 462.9 feet; thence 90 degrees right 618.1 feet to the North boundary of the right-of-way of Shelby County Highway NO. 62 and the point of beginning of the land herein described; thence 22 feet North; thence 93 degrees 02 minutes left 381 feet to a point; thence South 158 feet to the North boundary of said Highway right-of-way; thence along the North boundary of said highway right-of-way to the point of beginning; located in the NE 1/4 of SW 1/4, Section 20 Township 19 South, Range 2 East.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24<sup>th</sup> day of February, 2016.

CitiFinancial Servicing, LLC

By Olympus Asset Management, Inc., as Attorney in Fact

By:

Its

Gina Lauranzano  
Closing Analyst

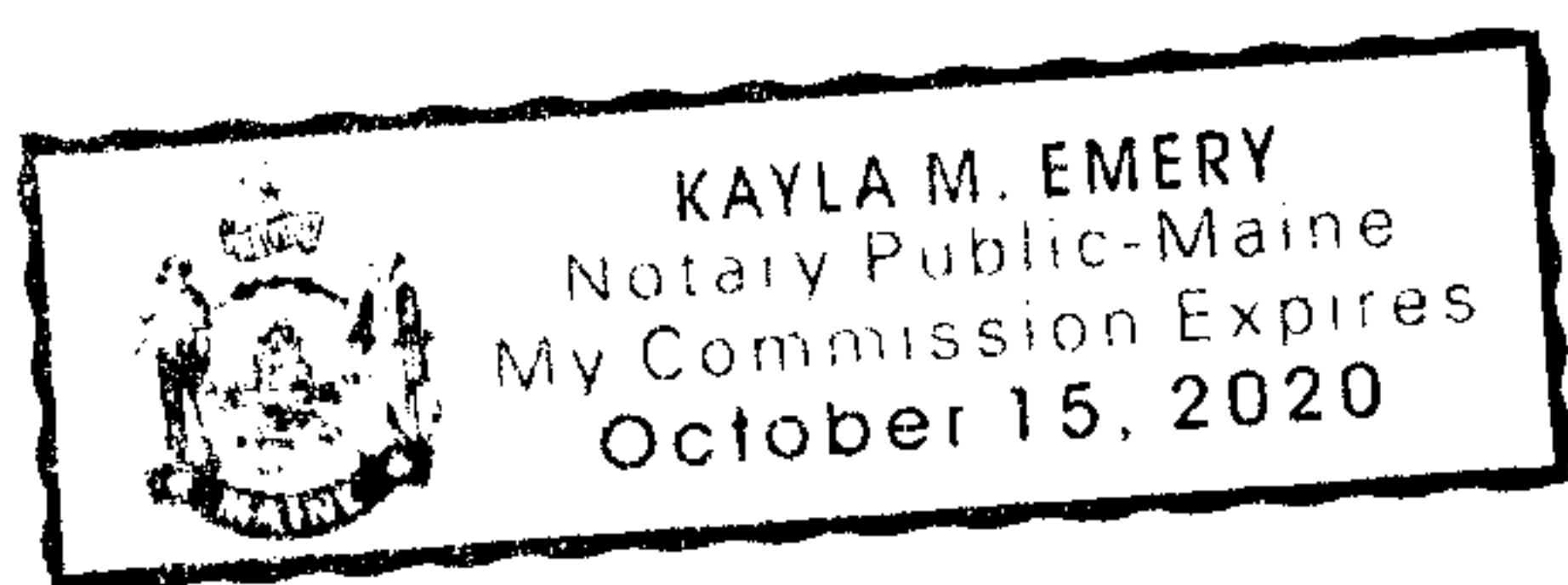
20160229000063380 2/3 \$52.00  
Shelby Cnty Judge of Probate: AL  
02/29/2016 03:05:59 PM FILED/CERT

STATE OF Maine

COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gina Lauranzano, whose name as Closing Analyst of Olympus Asset Management, Inc., as Attorney in Fact for CitiFinancial Servicing, LLC, 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 its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 24<sup>th</sup> day of February, 2016.



Kayla M. Emery  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2014-004209

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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 CitiFinancial Servicing, LLC  
Mailing Address 1000 Technology Drive, O'Fallen,  
MO 63368

Grantee's Name SDL Properties, LLC  
Mailing Address 1050 Dunsmore Drive  
Chelsea, AL 35043

Property Address 10784 Gallups Cross Road  
Harpersville, AL 35078

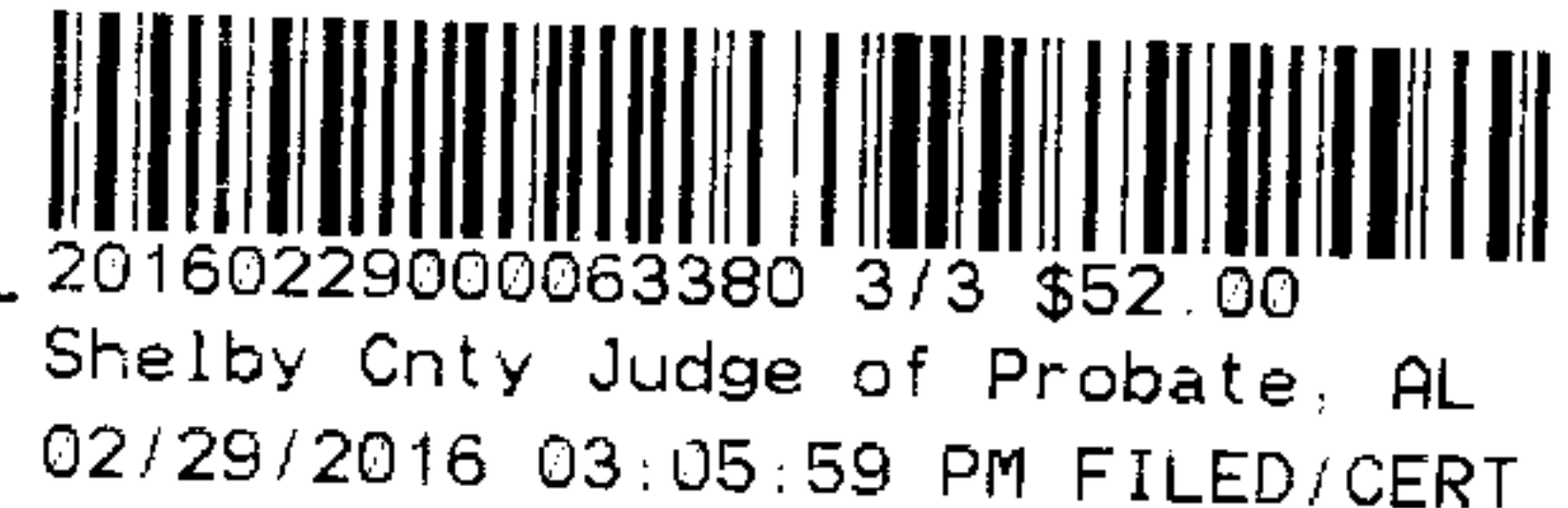
Date of Sale 02/25/2016  
Total Purchase Price \$31,999.00

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 02/25/2016

☐ Unattested

(verified by)

Print Sirote & Permutt P.C.

Sign

(Grantor/Grantee/Owner/Agent) circle one