

SEND TAX NOTICE TO:
Taylor Harry

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

20160325000095530 1/2 \$50.50
Shelby Cnty Judge of Probate, AL
03/25/2016 10:04:03 AM FILED/CERT

SPECIAL WARRANTY DEED

State of Alabama)

Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Six Thousand, Two Hundred Dollars and Zero Cents (\$166,200.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **New York Community Bank, 1801 East 9th Street, Suite 200, Cleveland, Ohio 44144** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Taylor Harry** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1, in Block 12, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel Id# 10-1-12-0-009-045.000

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2016, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$132,960.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner her heirs and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **14th day of March, 2016**

Shelby County, AL 03/25/2016
State of Alabama
Deed Tax: \$33.50

New York Community Bank

By  (SEAL)
Kathleen Shelton, Real Estate Asset Specialist, Lead
New York Community Bank

State of Ohio)

Cuyahoga County)

General Acknowledgment

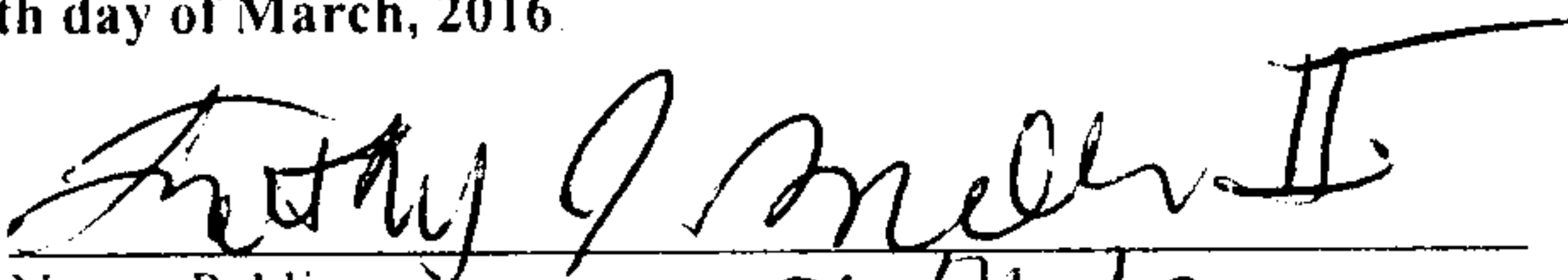
Before me, a Notary Public in and for County and State, on this **14th day of March, 2016** personally appeared the above named **Kathleen Shelton, Real Estate Asset Specialist, Lead for New York Community Bank**, who acknowledged to me that, with due authorization, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.

Given under my hand and official seal this the **14th day of March, 2016**



File#: 2006044

TIMOTHY J. SZOKAN II
NOTARY PUBLIC, State of Ohio
Recorded in Lake County,
My Commission Expires
August 16, 2020


Notary Public
My Commission Expires: **8/16/20**

Real Estate Sales Validation Form

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

Grantor's Name New York Community Bank
Mailing Address 1801 East 9th Street
Suite 200
Cleveland, Ohio 44144

Grantee's Name Taylor Harry
Mailing Address 5148 Weatherford Drive
Birmingham, AL 35202

Property Address 5148 Weatherford Drive
Birmingham, AL 35202


Date of Sale March 14th 2016
Total Purchase Price \$ 166,200.00

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


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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 3/14/16

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1