



20161116000421210 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
11/16/2016 10:21:31 AM FILED/CERT

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

Send Tax Notice to:
David D. Gantt

*2013 Eagle Ridge Dr.
Birmingham, AL 35242*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fifteen Thousand And 00/100 Dollars (\$215,000.00) to the undersigned, Citibank, N.A., as trustee for CMLTI Asset Trust, by Fay Servicing, LLC, 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 David D. Gantt, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Pages 133 A and B, in the Probate Office of Shelby County, Alabama.

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. Drainage and flowage easement as set out in real 67, at page 940.
4. Easement to Alabama Power Company as shown by instrument recorded in real 220, pages 521 and 532, also in Real 207, page 380, and in Instrument #20040910000505460.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in deed book 327, page 553.
6. Agreement concerning electric service to NCNB/Brook Highland set out in real 306, page 119.
7. Restrictive agreement set out in the deed to Crossbridge Church of Christ, recorded in Instrument No. 2000-16172, in the probate office.
8. Non-beneficial terms and conditions contained in the grading easement from Crossbridge Church of Christ to Mulkey Development & Investment Corp., dated 3-26-01 in the probate office in instrument No. 2001-16285 and in instrument No. 20030530000335780.
9. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Book 194, page 54 and instrument #20030530000335780.
10. Oil, gas, and minerals and all other subsurface interests in, to or under the land herein described.
11. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
12. Restrictions as shown on recorded plat.
13. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20160713000243450, in the Probate Office of Shelby County, Alabama.

\$ 211,105⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 3 day of October, 2016.

Citibank, N.A., as trustee for CMLTI Asset Trust

By Fay Servicing, LLC, as Attorney in Fact

By: 


Its Daren Perez REO Manager

STATE OF Florida

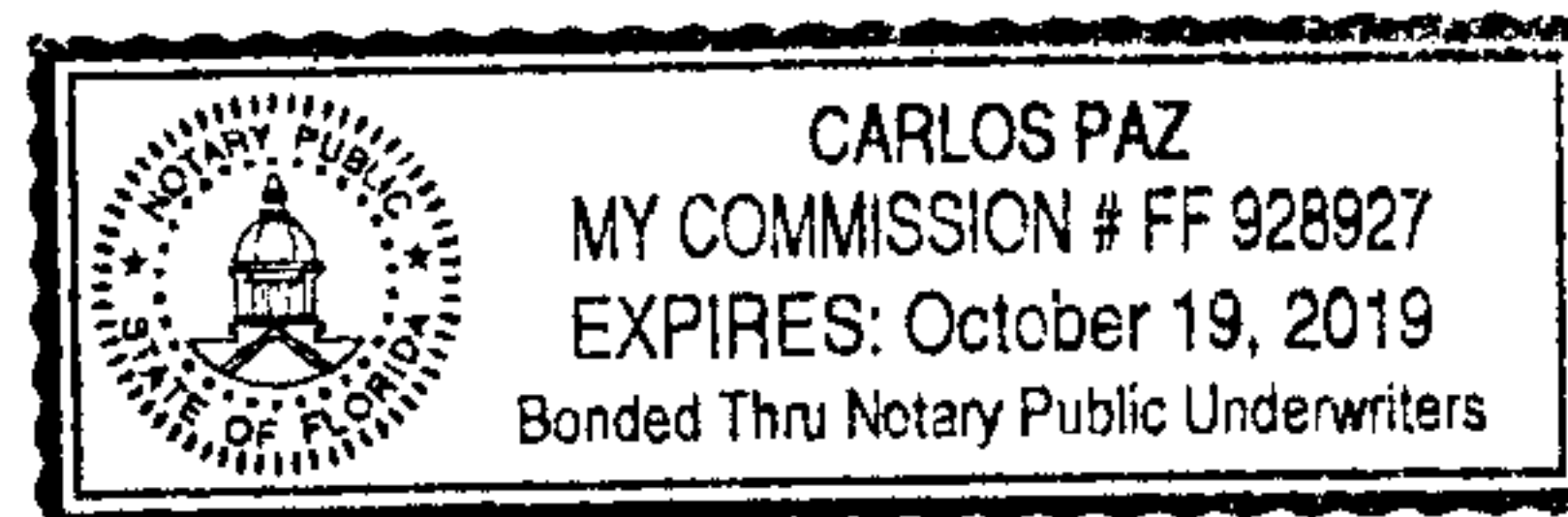
COUNTY OF Pinellas


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daren Perez, whose name as REO Manager of Fay Servicing, LLC, as Attorney in Fact for Citibank, N.A., as trustee for CMLTI Asset Trust, 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 3rd day of October, 2016.


NOTARY PUBLIC
My Commission expires: 0
AFFIX SEAL

2016-000695




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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 Citibank, N.A., as trustee for
CMLTI Asset Trust
Mailing Address 901 S 2nd St, Ste 201, Springfield,
IL 62704

Grantee's Name David D. Gantt
Mailing Address 2301 Inverness Landing
Birmingham, AL 35242

Property Address 2073 Eagle Ridge Dr
Birmingham, AL 35242

Date of Sale 11/10/2016
Total Purchase Price \$215,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☐ Closing Statement

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 11/10/2016

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



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