

AL-170400475

This instrument was prepared by:


Victor Kang
Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 115
Birmingham, AL, 35244

Send Tax Notices To:

Steven Todd Diercks
624 Springbank Terrace
Birmingham, AL 35242

Return to:

Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071


20170518000172330 1/4 \$144.00
Shelby Cnty Judge of Probate, AL
05/18/2017 08:28:28 AM FILED/CERT

THE STATE OF North Carolina
Mecklenburg COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 120,000.00 Dollars, to the undersigned grantor(s), **Roundpoint Mortgage Servicing Corporation** in hand paid by **Steven Todd Diercks**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Steven Todd Diercks, a married man**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Steven Todd Diercks, a married man** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 03/27/2017 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

Shelby County, AL 05/18/2017
State of Alabama
Deed Tax: \$120.00

AL-17040047S

In Witness Whereof, we have hereunto set our hands and seals, this 5 day of may, 2017

Roundpoint Mortgage Servicing Corporation

By: [Signature]
Printed Name: Jahni Triano
Title: Default Quality Assurance Supervisor

STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Jahni Triano whose name as Default QA Supervisor of Roundpoint Mortgage Servicing Corporation has signed the foregoing instrument 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 grantor.

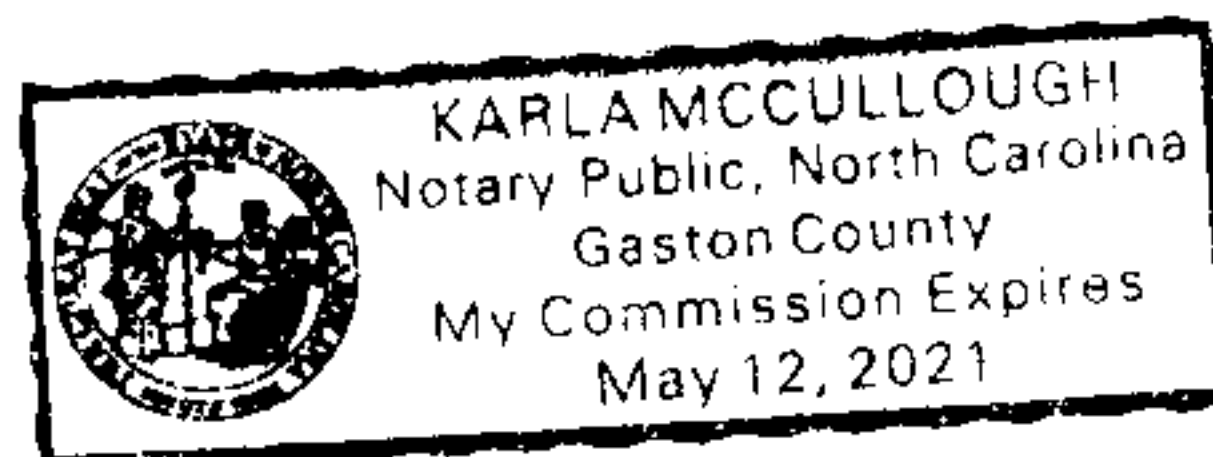
Given Under My Hand and Official Seal this 5 Day of may, 2017.

[Signature]

Notary Public

My Commission Expires: may 12, 2021

(Notary Seal)




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EXHIBIT "A"

Lot 11, according to the Survey of Stonehaven, as recorded in Map Book 21, Page 25, in the Probate Office of Shelby County, Alabama.


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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:	Roundpoint Mortgage Servicing Corporation	Grantee's Name:	Steven Todd Diercks
Mailing Address:	5016 Parkway Plaza Blvd, Suite 200 Charlotte, NC 28217	Mailing Address:	624 Springbank Terrace Birmingham, AL 35242
Property Address:	164 STONEHAVEN DR Pelham, AL 35124	Date of Sale:	5/17/17
		Total Purchase Price:	120,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> 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.

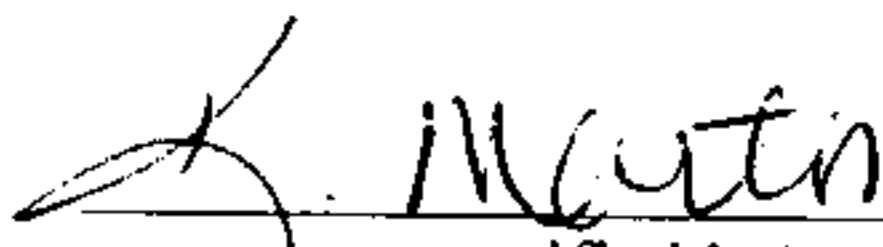
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 5/16/17

☐ Unattested


(verified by)

Print:

Sign:

(Grantor/Grantee/Owner/Agent) circle one



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