

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

Send Tax Notice to:

Michael Maziarz

Elizabeth Maziarz

132 SPRING Road
BIRMINGHAM AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty-Eight Thousand And 00/100 Dollars (\$138,000.00) to the undersigned, Carrington Mortgage Services, LLC, (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 Michael Maziarz and Elizabeth Maziarz, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real estate lying and being in the County of Shelby, State of Alabama, to wit:

Lot 16, according to the survey of Park Forest Subdivision, Third Sector, as recorded in Map Book 16, Page 101 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Subject to existing easements, restrictions and covenants, set-back lines and rights of way, if any, of record.


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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 154 Page 423 and Real Book 158 Page 569.
4. Restrictive covenant as recorded in Inst. No. 1992 Page 20200.
5. Mineral and mining rights as recorded in Deed Book 319 Page 451 and Deed Book 329 Page 241. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Encroachment of wood fence into easement as shown by survey prepared by Amso Cory dated 7/24/1996
7. Restrictions as shown on recorded plat.

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.

Shelby County, AL 04/04/2018
State of Alabama
Deed Tax: \$138.00


20180404000111190 1/4 \$162.00
Shelby Cnty Judge of Probate, AL
04/04/2018 10:11:54 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19 day of March, 2018.

Carrington Mortgage Services, LLC

By: Scott Hazen
REO Manager
Its Carrington Mortgage Services, LLC

STATE OF _____

COUNTY OF _____


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of Carrington Mortgage Services, 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.

Given under my hand and official seal, this the _____ day of March, 2018.

See Attached

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2018-000028


20180404000111190 2/4 \$162.00
Shelby Cnty Judge of Probate, AL
04/04/2018 10:11:54 AM FILED/CERT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

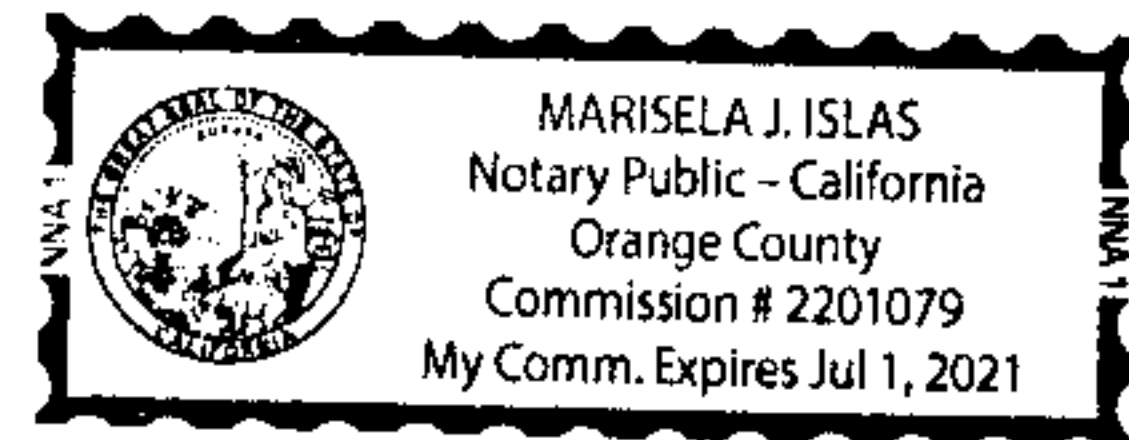
On March 19, 2018 before me, Marisela J Islas - Notary Public
(insert name and title of the officer)


personally appeared Scott Hazen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)




20180404000111190 3/4 \$162.00
Shelby Cnty Judge of Probate, AL
04/04/2018 10:11:54 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Carrington Mortgage Services, LLC
Mailing Address 1600 S Douglass Road, Suite 130A, Anaheim, CA 92806

Grantee's Name Michael Maziarz, Elizabeth Maziarz
Mailing Address 132 SPRING Rd BIRMINGHAM AL 35242

Property Address 169 Dogwood Trail Alabaster, AL 35007

Date of Sale 03/28/2018
Total Purchase Price \$138,000.00
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 03/28/2018

☐ Unattested

(verified by)

Print Michael Maziarz
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

