

20190320000089550  
03/20/2019 01:04:10 PM  
DEEDS 1/3

Return to:  
Larry Pickett  
1231 Highway 37  
Columbiana, AL 35051

Order Number:  
218307996

SPECIAL WARRANTY DEED

STATE OF Florida )  
COUNTY OF Miami-Dade )

Send Future Tax Notices to:  
1231 Highway 37  
Columbiana, AL 35051

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Thirty-Five Thousand and No/100 Dollars (\$35,000.00) and other valuable consideration, to the undersigned Grantor, **BAYVIEW LOAN SERVICING, LLC**, a Delaware Limited Liability Company, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant and convey unto **LARRY PICKETT**, a married man, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Begin at the Southwest Corner of SW 1/4 of SW 1/4 of Section 36, Township 21, Range 1 West, thence North 2 degrees 30 minutes West 457.4 feet; thence North along the same line 206 feet to a starting point; thence South 84 degrees 15 minutes West 665 feet, more or less to the right of way of the Egg and Butter Road; thence North 13 degrees 15 minutes West 70 feet along said right of way of the Egg and Butter Road; thence East and parallel to the South line of the land owned by Clarence Harris and Dorothy Harris 665 feet, more or less to the forty acre line, thence South along the forty acre line 70 feet to a point of beginning, being situated in the SE 1/4 of SE 1/4 of Section 35, Township 21, Range 1 West.

**Prior Deed Reference: Instrument Number 20181004000355030.**

**Parcel ID Number: 21 7 35 0 000 027.000**

**Commonly Known As: 1231 Highway 37, Columbiana, AL 35051**

**Fair Market Value: \$ 50,810.00**

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property is not the homestead of the Grantors herein or either one of them.

**TO HAVE AND TO HOLD** unto the said Grantee, grantee's heirs and assigns forever.

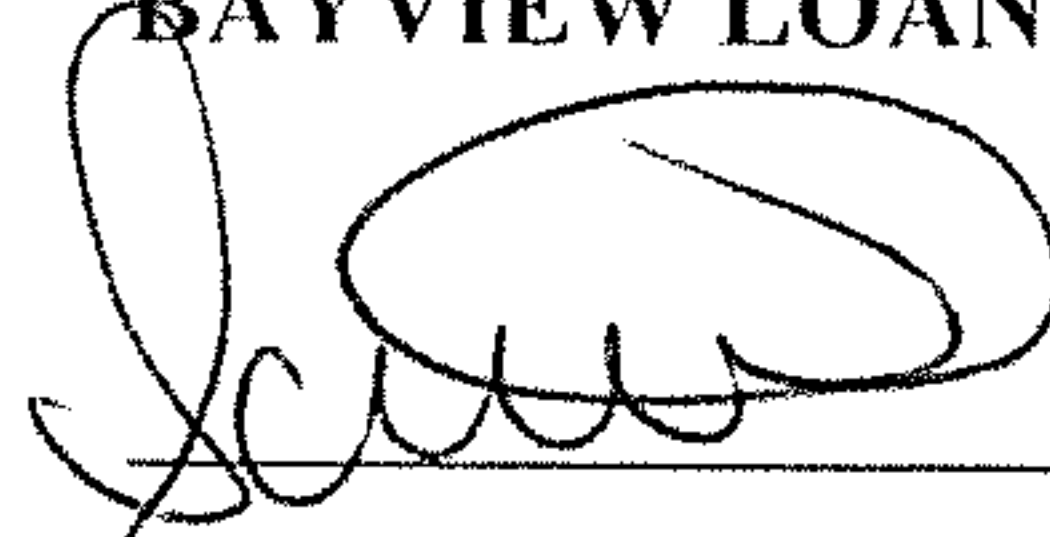
The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Equity National Title & Closing Services.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 19 day of March, 20 19.

GRANTOR:

BAYVIEW LOAN SERVICING, LLC



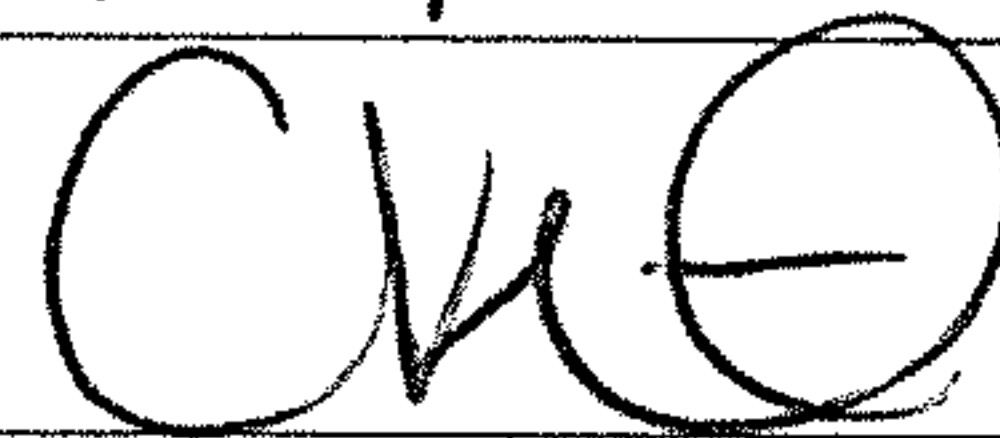
By: Sonia Asencio  
Assistant Vice President

Its: \_\_\_\_\_

STATE OF Florida  
COUNTY OF Miami-Dade)

I, Celia Viton a Notary Public for the State of Florida, do hereby certify that Sonia Asencio, AVP of **BAYVIEW LOAN SERVICING, LLC**, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

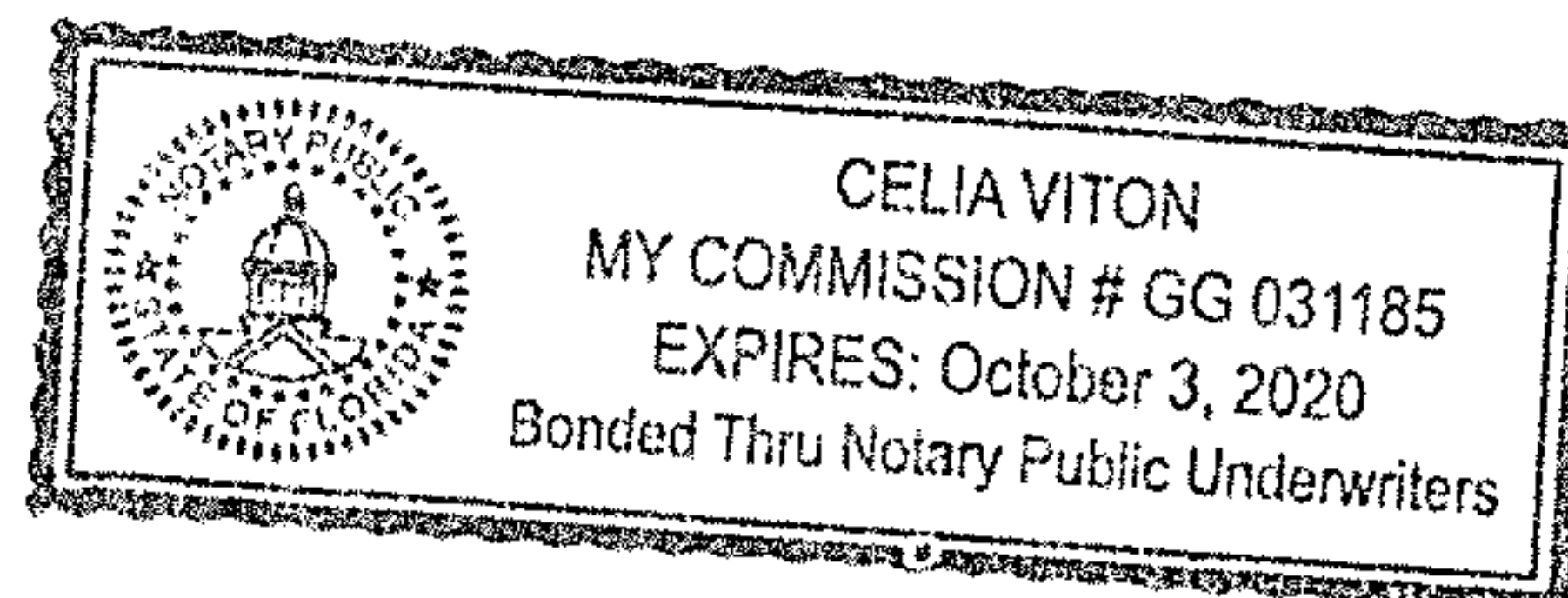
Given under my hand this the 19 day of March, 20 19.



(NOTARY SEAL)

Notary Public  
My commission expires: \_\_\_\_\_

*This instrument prepared by:*  
*Gregory M. Varner, Esq.*  
*Attorney at Law*  
*215 Narrows Parkway, Suite F*  
*Birmingham, AL 35242*  
*256-354-5464*



## Real Estate Sales Validation Form

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

Grantor's Name Bayview Loan Servicing, LLC  
 Mailing Address 4425 Ponce De Leon Blvd.  
5th Floor  
Coral Gables, FL 35051

Grantee's Name Larry Pickett  
 Mailing Address 1231 Highway 37  
Columbiana, AL 35051

Property Address 1231 Highway 37  
Columbiana, AL 35051

Date of Sale 3/19/19  
 Total Purchase Price \$35,000



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/20/2019 01:04:10 PM  
 \$56.00 CHERRY  
 20190320000089550

*Alex S. Boyd*

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 March 19, 2019 Julieth Salvatierra Print Celia Viton  
 REO Closer

☐ Unattested (verified by) Sign CNO  
 (Grantor/Grantee/Owner/Agent) circle one