

20200203000044910  
02/03/2020 03:35:54 PM  
DEEDS 1/5

Commitment Number: 191121048  
Seller's Loan Number: 0016285504

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**14 5 16 0 000 007.003**

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**SPECIAL/LIMITED WARRANTY DEED**

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE, FOR THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2004-SD1, ASSET-BACKED CERTIFICATES, SERIES 2004-SD1, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$273,000.00 (Two Hundred Seventy Three Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to MAXIMINO GARCIA and his wife LETICIA FLORES ANGELES, hereinafter grantee, whose tax mailing address is 105 HIGH CREST RD., PELHAM, AL 35124, the following real property:**

**PART OF LOT 13, OAK CREST SECTOR 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, MAP BOOK 20, PAGE 128, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON REBAR, BEING THE LOCALLY ACCEPTED MOST NORTHERLY CORNER OF SAID LOT 13, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 13, FOR A DISTANCE OF 241.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE TURN A MEASURED ANGLE TO THE LEFT OF 95 DEGREES 51 MINUTES 13 SECONDS AND RUN IN A SOUTHEASTERLY**

**DIRECTION, ALONG THE WEST LINE OF SAID LOT 13, FOR A DISTANCE OF 357.45 FEET TO AN EXISTING IRON REBAR, BEING ON THE NORTH RIGHT OF WAY LINE OF AN EXISTING ALABAMA POWER COMPANY TRANSMISSION LINE EASEMENT; THENCE TURN AN ANGLE TO THE LEFT OF 75 DEGREES 23 MINUTES 08 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF SAID ALABAMA POWER COMPANY TRANSMISSION LINE EASEMENT FOR A DISTANCE OF 256.53 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 72 DEGREES 19 MINUTES 38 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 205.22 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING 30 FEET NORTHWEST OF THE MOST EASTERLY CORNER OF SAID LOT 13; THENCE TURN AN ANGLE TO THE LEFT OF 87 DEGREES 26 MINUTES 29 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST RIGHT OF WAY LINE OF HIGH CREST ROAD, FOR A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING OF A CURVE, SAID CURVE BEING CONCAVE IN A NORTHEASTERLY DIRECTION AND HAVING A DEFLECTION ANGLE OF 28 DEGREES 21 MINUTES 57 SECONDS AND A RADIUS OF 255.0 FEET, THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHWEST RIGHT OF WAY LINE OF HIGH CREST ROAD FOR A DISTANCE OF 252.49 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**Property Address is: 105 HIGH CREST RD., PELHAM, AL 35124**

**BEING THE SAME REAL PROPERTY CONVEYED FROM THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE, FOR THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2004-SD1, ASSET-BACKED CERTIFICATES, SERIES 2004-SD1 TO THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE, FOR THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2004-SD1, ASSET-BACKED CERTIFICATES, SERIES 2004-SD1 BY THAT CERTAIN FORECLOSURE DEED RECORDED ON 03/01/2019, IN INSTRUMENT REFERENCE 20190301000065190.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on JAN 22 2020, 2020:

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE, FOR THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2004-SD1, ASSET-BACKED CERTIFICATES, SERIES 2004-SD1, By Select Portfolio Servicing, Inc., as Attorney in Fact**


By:  JAN 22 2020

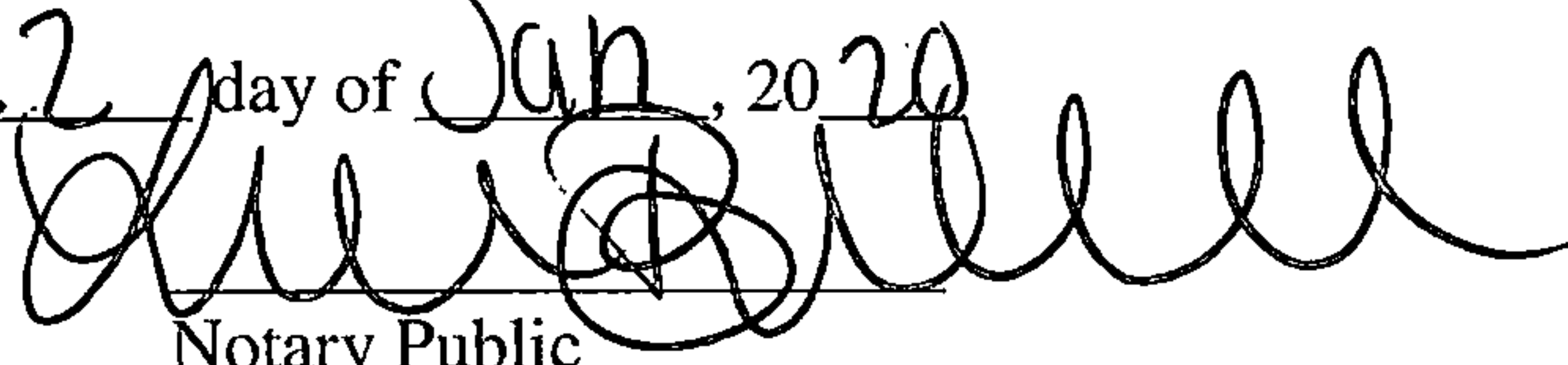
Name: RICHARD ORTIZ

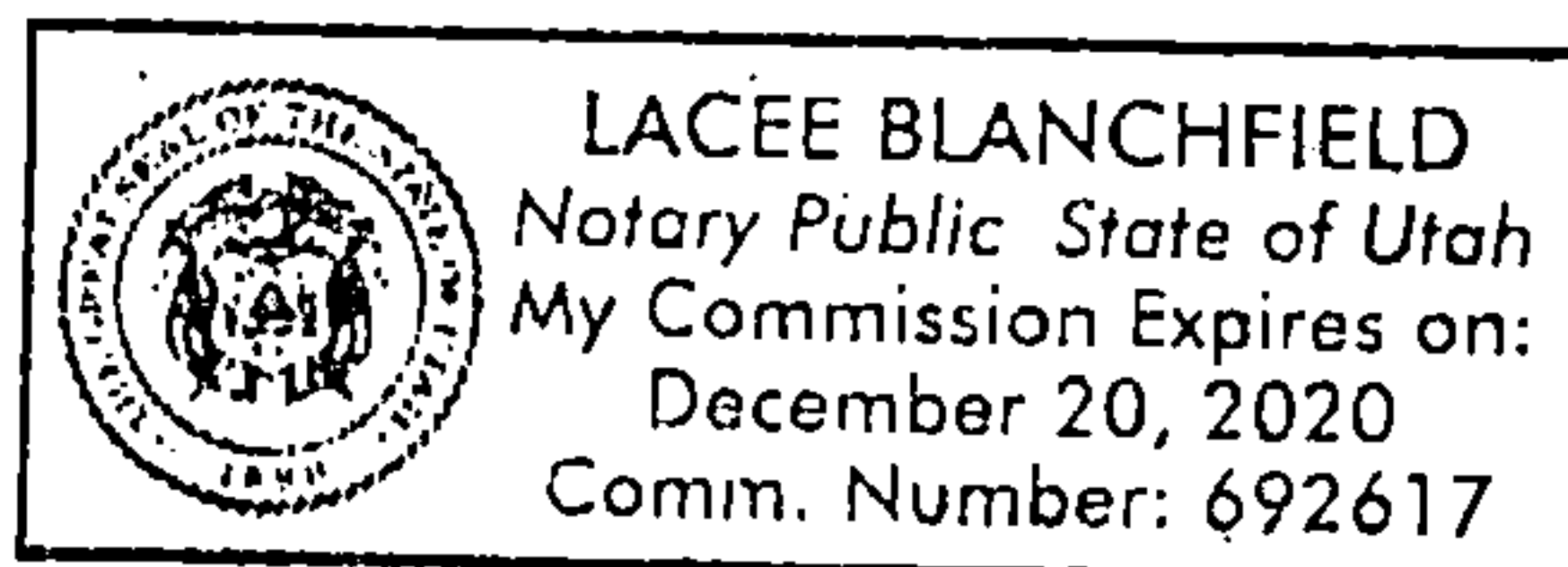
Its: Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

☒ Personally Known

The foregoing instrument was acknowledged before me on Jan 22, 2020. Before me, Lacey Blanchfield, a Notary Public of said State and County aforesaid, personally appeared RICHARD ORTIZ  Its Q on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE, FOR THE HOLDERS OF THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2004-SD1, ASSET-BACKED CERTIFICATES, SERIES 2004-SD1** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Given under my hand an official seal this 22 day of Jan, 2020  
  
Notary Public





# Real Estate Sales Validation Form

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

Grantor's Name THE BANK OF NEW YORK ME  
Mailing Address  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

Grantee's Name MAXIMINO GARCIA  
Mailing Address LETICIA FLORES ANGELES  
105 HIGH CREST RD.  
PELHAM, AL 35124

Property Address 105 HIGH CREST RD.  
PELHAM, AL 35124

Date of Sale 1/22/2020

Total Purchase Price \$ 273,000.00

or

Actual Value

\$

20200203000044910 02/03/2020 03:35:54 PM DEEDS 5/5 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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk

Shelby County, AL  
02/03/2020 03:35:54 PM  
\$309.00 CHERRY  
20200203000044910

*Allen S. Boyd*

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 02/03/2020

Print DANA MARTIN

Unattested

*[Signature]*  
(verified by)

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1