

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243
BHM1200370

After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
Attn: JENNIFER LYDIC
4000 CHEMICAL RD SUITE 440 3RD FL
PLYMOUTH MEETING, PA 19462
File No. 4023-2

Please send tax notice to:
Kerry R. Nivens
467 Waterford Drive
Calera, AL 35040

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405


20120706000240050 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/06/2012 02:28:25 PM FILED/CERT

Tax ID No.:
22-7-35-2-005-003.000

Shelby County, AL 07/06/2012
State of Alabama
Deed Tax: \$8.00

SPECIAL WARRANTY DEED

STATE OF **Alabama**
COUNTY OF: **Shelby**

THIS INDENTURE made and entered into on this 11th day of June, 2012, by and between SELENE RMOF II REO ACQUISITION II LLC, of 9990 RICHMOND AVENUE, SUITE 400S, HOUSTON, TX 77042, hereinafter referred to as Grantor(s) and KERRY R. NIVENS, A ~~SINGLE~~ **Married** PERSON, of 130 HIGH HAMPTON DRIVE, PELHAM, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED THIRTY-ONE THOUSAND AND 00/100 (\$131,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" **\$123,000.00** was paid from the proceeds of a mortgage loan recorded simultaneously herewith.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: PREVIOUS DEED FROM REGIONS BANK INTO SELENE RMOF II REO ACQUISITIONS II LLC WILL BE RECORDED CONCURRENTLY WITH PRESENT TRANSACTION.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.



20120706000240050 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/06/2012 02:28:25 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

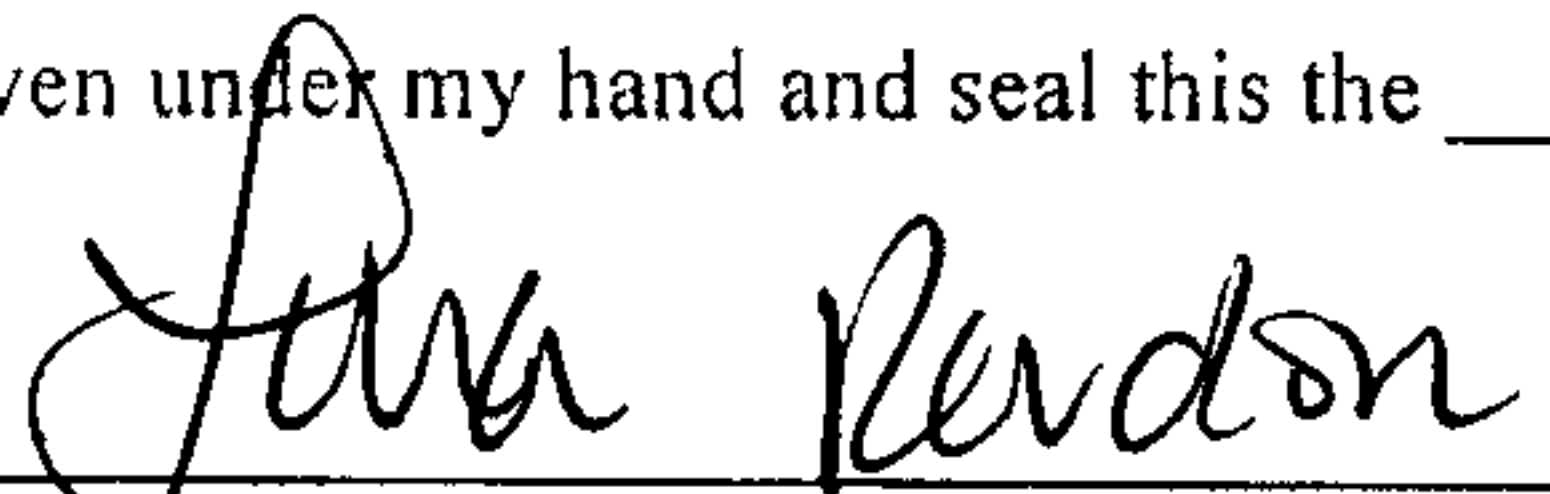
SELENE RMOF II REO ACQUISITION II LLC

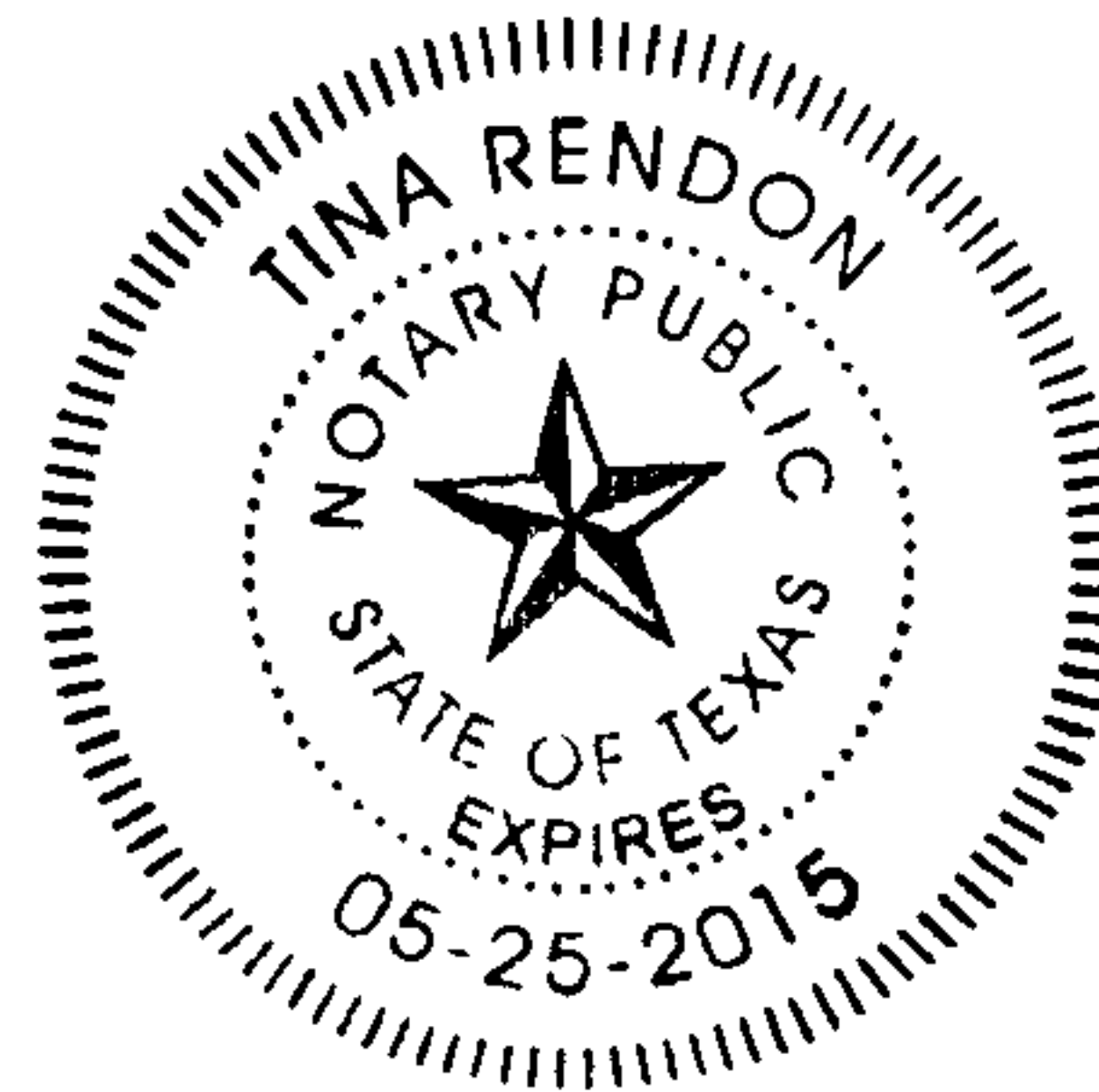
BY 
NAME: DONNA BRAMMER
TITLE: VP

STATE OF Texas
COUNTY OF Harris

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Donna Brammer the authorized representative of Selene Finacci A Delaware ENTITY, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11 day of June 2012.


NOTARY PUBLIC
My commission expires: 5/25/15





20120706000240050 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
07/06/2012 02:28:25 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 477, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 30, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID: 22-7-35-2-005-003.000

PROPERTY COMMONLY KNOWN AS: 467 WATERFORD DRIVE, CALERA, AL 35040