

Shelby County, AL 08/23/2012
State of Alabama
Deed Tax: \$17.50

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, New York Community Bank, 1801 EAST NINTH ST, CLEVELAND, OH 44114, for and in consideration of THREE HUNDRED THIRTY FIVE THOUSAND AND NO/100 (\$335,000) and other good and valuable consideration received from JOSEPH A. PIATTI and TAMMY B. PIATTI (the "Grantees"), and to Grantees heirs and assigns, whose tax mailing address will be, 4104 CRESCENT CIRCLE, BIRMINGHAM, ALABAMA 35242, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns, as Joint Tenants with Right of Survivorship, the real property located in SHELBY County, ALABAMA, and more particularly described as follows:

LOT 39, ACCORDING TO THE FINAL RECORDED PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID : 03-8-33-0-006-019.000

Property Address: 4104 CRESCENT CIRCLE, BIRMINGHAM, AL 35242

\$317,656.00 of the consideration as was paid from the proceeds of a mortgage loan.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever. Also, to have and to hold, unto the said Grantee(s) as Joint tenants, with Right of Survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of June 21, 2012

Signed and Acknowledged
in the Presence of:

Dee L. Thatcher
Dee L. Thatcher
Brittany Lynn
Brittany Lynn

New York Community Bank

Jaime Vento
Jaime Vento

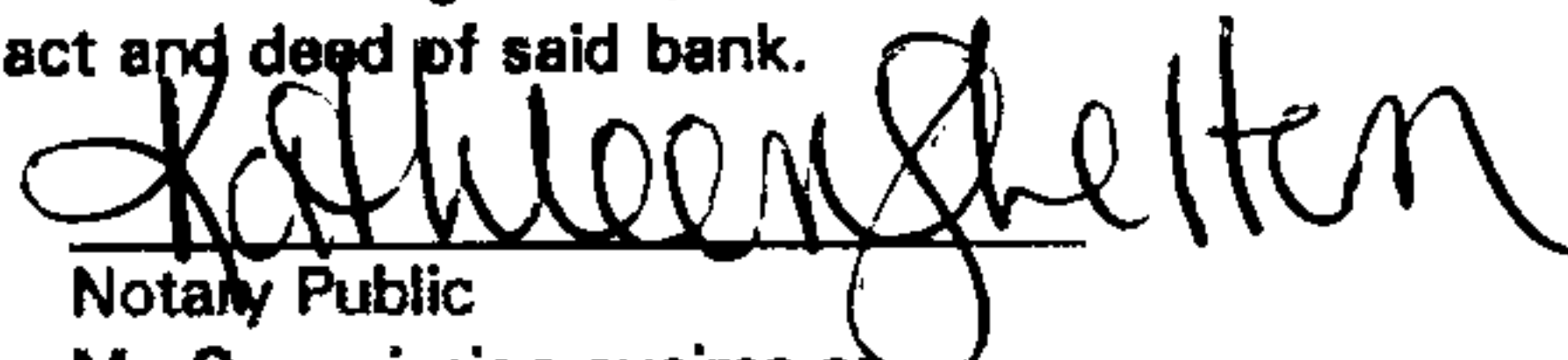
Attorney in fact for New York Community Bank



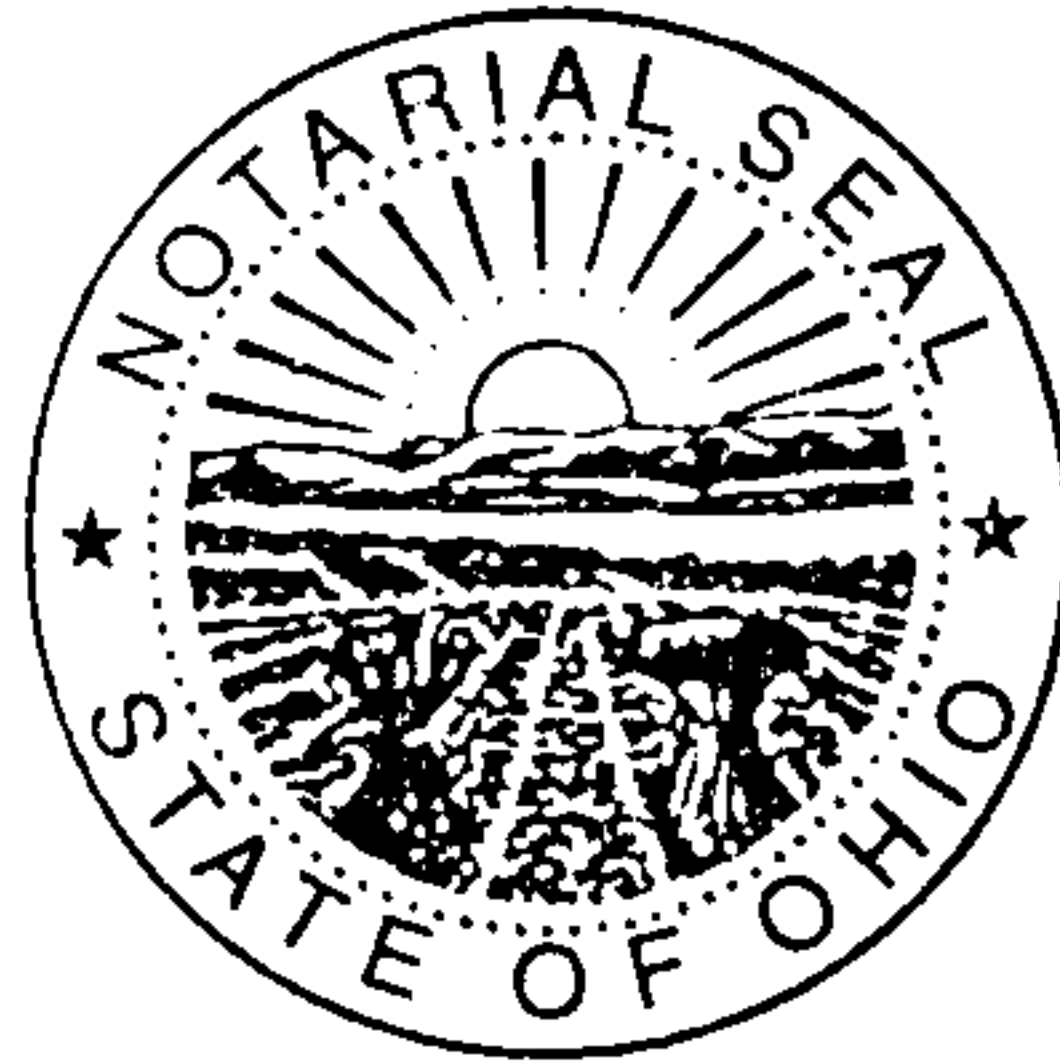
20120823000315260 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
08/23/2012 08:40:59 AM FILED/CERT

State of Ohio)
) SS:
County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 21st day of June, 2012, personally appeared the above named Jaime Vento, attorney in fact for New York Community Bank, who acknowledged to me that, with due authorization, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.



Notary Public
My Commission expires on _____

(SEAL)



KATHLEEN SHELTON
Notary Public, State of Ohio
My Commission Expires
July 23, 2014

DEED PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
4898 VALLEYDALE ROAD
SUITE A-2
BIRMINGHAM, AL 35242


20120823000315260 2/3 \$35.50
Shelby Cnty Judge of Probate, AL
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20120823000315260 3/3 \$35.50
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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 New York Community Bank
 Mailing Address 1501 East Ninth Street
Cleveland, OH 44114

Grantee's Name Joseph Piat
 Mailing Address 4104 Crescent Circle
Birmingham, AL 35242

Property Address 4104 Crescent Circle
Birmingham, AL 35242

Date of Sale 6-25-12

Total Purchase Price \$ 335,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print Julie A. Engel

☐ Unattested

Sign Julie A. Engel

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

COUNTY OF SHELBY

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14th DAY OF AUGUST, 2012.

NOTARY PUBLIC