


SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


20120827000319570 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/27/2012 07:57:11 AM FILED/CERT

THIS INDENTURE made this 11th day of July, 2012.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thousand Dollars and No Cents (\$100,000) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

RBS Citizens NA, successor-in-interest to CCO Mortgage Corp, fka Charter One Mortgage Corp

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

Daniel B. Savage and Pamela Michelle Coker, husband and wife

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 98 and 99, according to the survey of Chandalar South, Second Sector, as recorded in Map Book 6 page 12, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a triangular, piece of land located in Chandalar South, 2nd Sector, as recorded in Map Book 6, page 12, in the Probate Office of Shelby County, Alabama, being bound by Lots 98, 99, 100, 102, 103, 95, 96 and 97 and Chandaway Drive, more particularly described as follows: start on the SE corner of said Lot 98 also being adjacent to Chandaway Drive and go northwesterly 273 feet; thence turn an angle to the right and go northeasterly 220.66 feet; thence turn an angle to the right and go southerly 95 feet to a point; thence southerly 76.09 feet to a point; thence southerly 100.33 feet to a point; thence southeasterly 148 feet to a point on the Chandaway Drive right of way; thence turn and run in a southwesterly direction along the said right of way 30 feet to the point of beginning.

Property Address: 2657 Chandafern Drive, Pelham, AL 35124

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, If any, of all parties lawfully entitles thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Robin A Chase, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 11 day of July, 2012 on behalf of RBS Citizens NA, successor-in-interest to CCO Mortgage Corp, fka Charter One Mortgage Corp.

By: [Signature]
RBS Citizens NA, successor-in-interest to CCO Mortgage Corp, fka Charter One Mortgage Corp

Printed Name of Signer: Robin A Chase
Title of Signer: VP

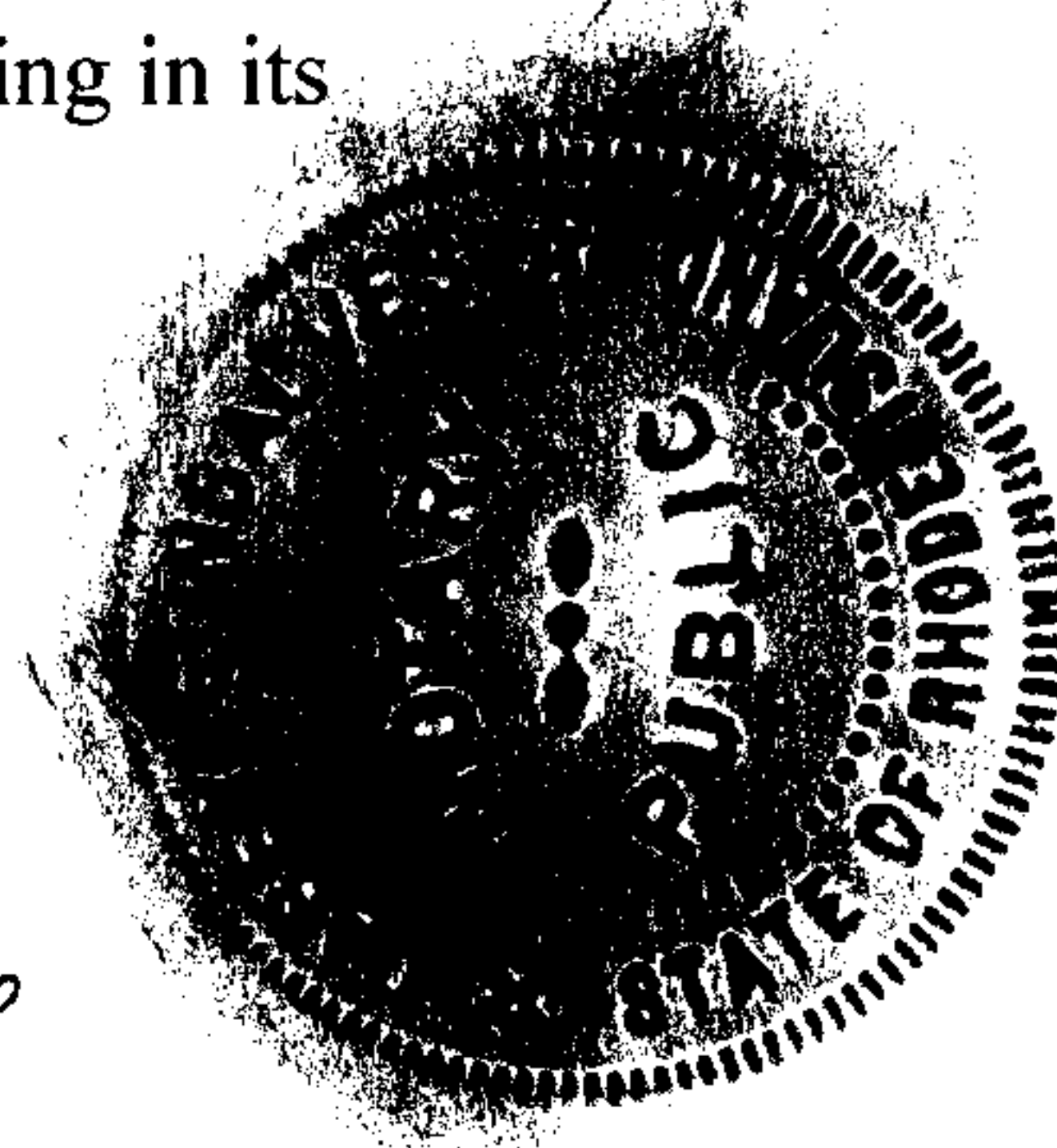
STATE OF Rhode Island
COUNTY OF Providence

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robin A Chase of RBS Citizens NA, successor-in-interest to CCO Mortgage Corp, fka Charter One Mortgage Corp 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, they (he/she), as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal this 11 day of July, 2012.

Casey Gonsalves
Notary Public

My commission expires: 2/29/2016



11-001652
THIS INSTRUMENT PREPARED BY:
SHAPIRO & INGLE, L.L.C.
DAVID M. SIGLER
10130 PERIMETER PARKWAY, SUITE 400
CHARLOTTE, NC 28216

Send Tax Notice To
Daniel B. Savage
2657 Chandafern Drive
Pelham, AL 35124



20120827000319570 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
08/27/2012 07:57:11 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 RBS Citizens NA, successor-in-interest Grantee's Name Daniel G. Savage and Pamela Michelle
Mailing Address to CCO Mortgage Corp, fka Charter One Mailing Address Crocker, husband and wife
Mortgage Corp 300 Pleasant Valley Drive
10 Tripps Lane Birmingham, AL 35217
Riverside, RI 02915

Property Address 2657 Chandafern Drive Date of Sale 8/10/2012
Pelham, AL 35124 Total Purchase Price \$100,000.00
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 8/13/2012 Print Jessica LePage

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