



20130107000008030 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
01/07/2013 10:12:38 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Ryan P. Alcaino

5228 Birdsong Road
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-seven thousand five hundred and 00/100 Dollars (\$187,500.00) to the undersigned, GMAC Mortgage, LLC, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ryan P. Alcaino, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of Sunny Meadows, 3rd Sector, Plat Book 9, Page 91A & B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Real 38 page 764.
4. Restrictive covenant as recorded in Real 34 page 650 and Real 38 page 767.
5. Mineral and mining rights excepted.
6. Subject to 30 foot building line as shown by recorded Map.
7. Subject to 7.5 foot easement on South as shown by recorded Map.
8. Restrictions as shown on recorded plat.
9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20120301000072200, in the Probate Office of Shelby County, Alabama.

\$ 184,103.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



Shelby County, AL 01/07/2013
State of Alabama
Deed Tax: \$3.50

12-0971



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
20 day of December, 2012.

GMAC Mortgage, LLC

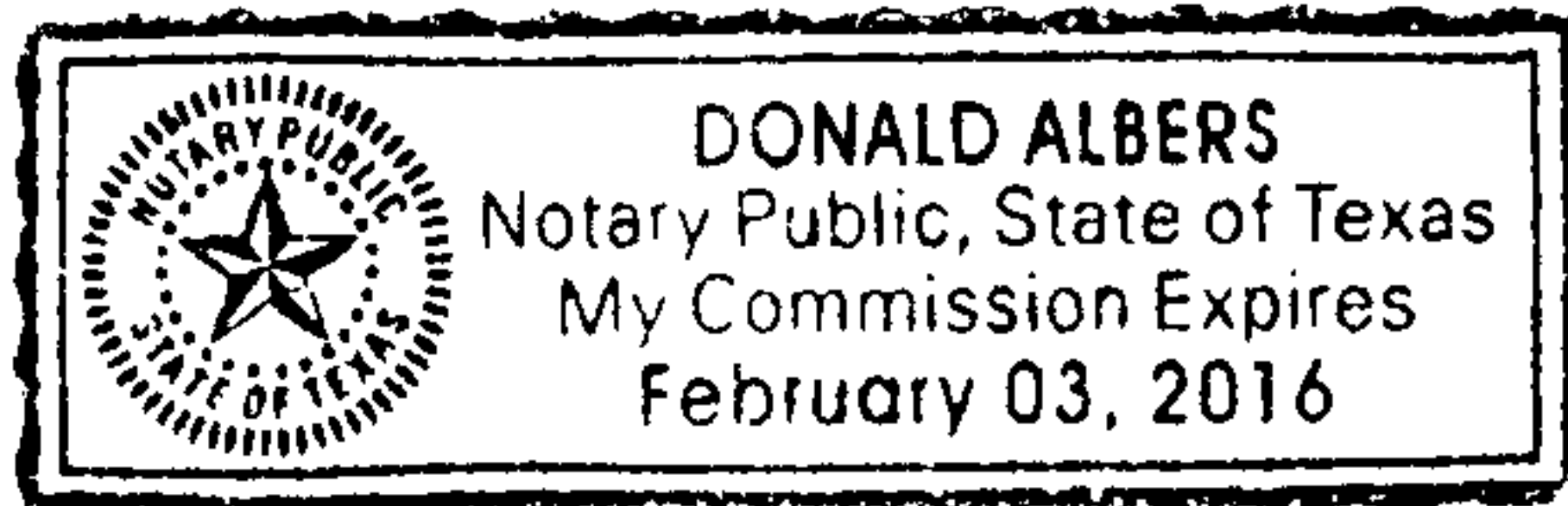
By: [Signature]
Eddie Mendez
Its Authorized Officer

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Eddie Mendez, whose name as Authorized Officer of GMAC
Mortgage, LLC, a corporation, 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 the conveyance,
he/she, as such officer and with full authority, executed the same voluntarily for and as the act of
said corporation.

Given under my hand and official seal, this the 20 day of December, 2012.



Donald Albers
NOTARY PUBLIC
My Commission expires: 2/3/16
AFFIX SEAL

2012-000578

12-0971

Real Estate Sales Validation Form

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

Grantor's Name: GMAC Mortgage, LLC

Grantee's Name: Ryan P. Alcaino

Mailing Address: 2711 North Haskell Avenue 11th Floor
Dallas, TX 75204

Mailing Address: 206 Polo Downs
Chelsea, AL 35043

Property Address: 5228 Birdsong Road
Birmingham, AL 35242


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Date of Sale: 12/27/12

Total Purchase Price: \$ 187,500.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 12-27-12

Print Name: Ryan P. Alcaino

Signature: [Signature]

☐ Grantor

☒ Grantee

☐ Owner

☐ Agent

☐ Unattested _____

(Verified by)

12-0971