

SPECIAL WARRANTY DEED		
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$95,000.00		
SOURCE OF TITLE:		THIS INSTRUMENT WAS PREPARED BY
BOOK: 2012 01100000013010		William T. Schill, Esq.
PAGE: _____		7100 E. Pleasant Valley Road
		Suite 100
		Independence, OH 44131
		216-520-0050
126146AL		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy B. Massey and Trevor P. Massey	Synovus Mortgage Corp.	13-1-01-3-003-042.000
(NAME)	(NAME)	
977 Ryecroft Road	2204 Lakeshore Drive, Suite 325	
(ADDRESS)	(ADDRESS)	
Pelham AL 35124	Birmingham AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **Bayview Loan Servicing, LLC**, said grantor does hereby grant, bargain, sell, and convey unto **Amy B. Massey and Trevor P. Massey**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"


THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐

This is ☒ improved property, known as 977 Ryecroft Road Pelham 35124  
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Amy B. Massey and Trevor P. Massey**, and his/her/their assigns, forever.

Said **Bayview Loan Servicing, LLC**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

  
20130116000022660 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/16/2013 01:29:08 PM FILED/CERT  
  
Shelby County, AL 01/16/2013  
State of Alabama  
Deed Tax: \$2.00

IN WITNESS WHEREOF, the said Bayview Loan Servicing, LLC, has executed this deed this 30 day of October, 2012.

Bayview Loan Servicing, LLC

Name:

Sonia Asencio  
Assistant Secretary

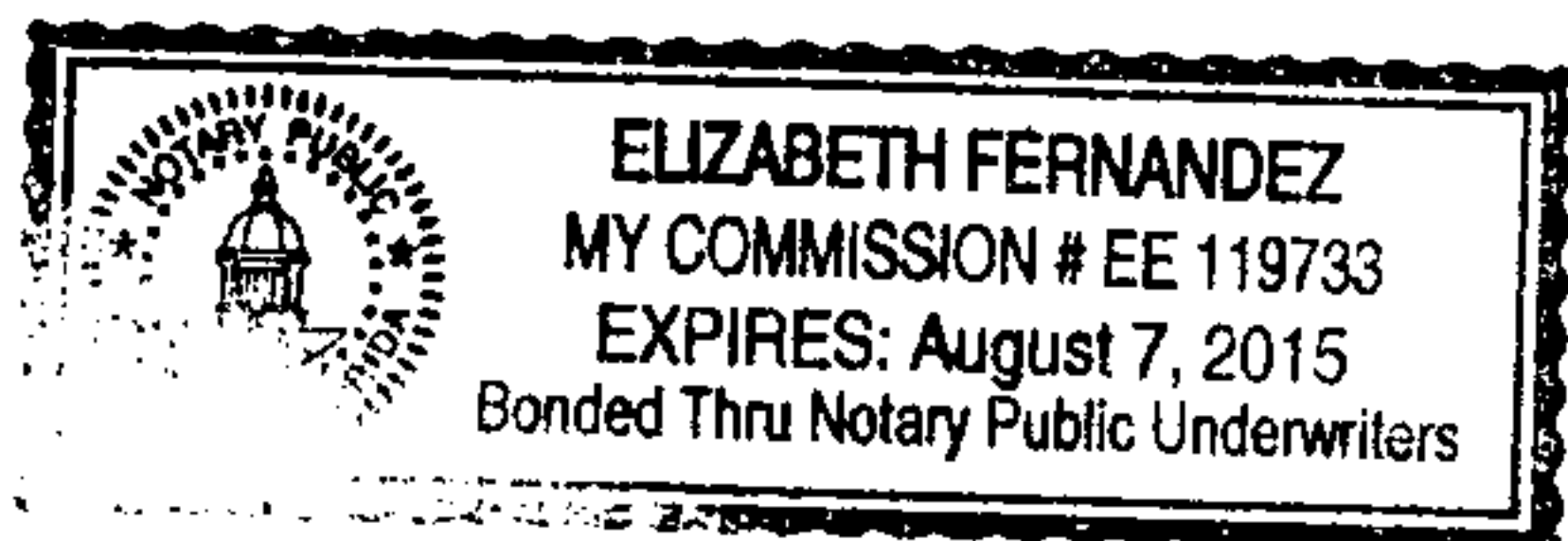
Title:

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sonia Asencio, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Sec. of said Bayview Loan Servicing, LLC, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

Witness my hand and Notarial Seal this 30 day of October, 2012.



Notary Public

My Commission expires: August 7, 2015

RETURN TO:

Resource Title Gulf States-Alabama, LLC  
7100 E Pleasant Valley Rd #100  
Independence, OH 44131

20130116000022660 2/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/16/2013 01:29:08 PM FILED/CERT

126146AL

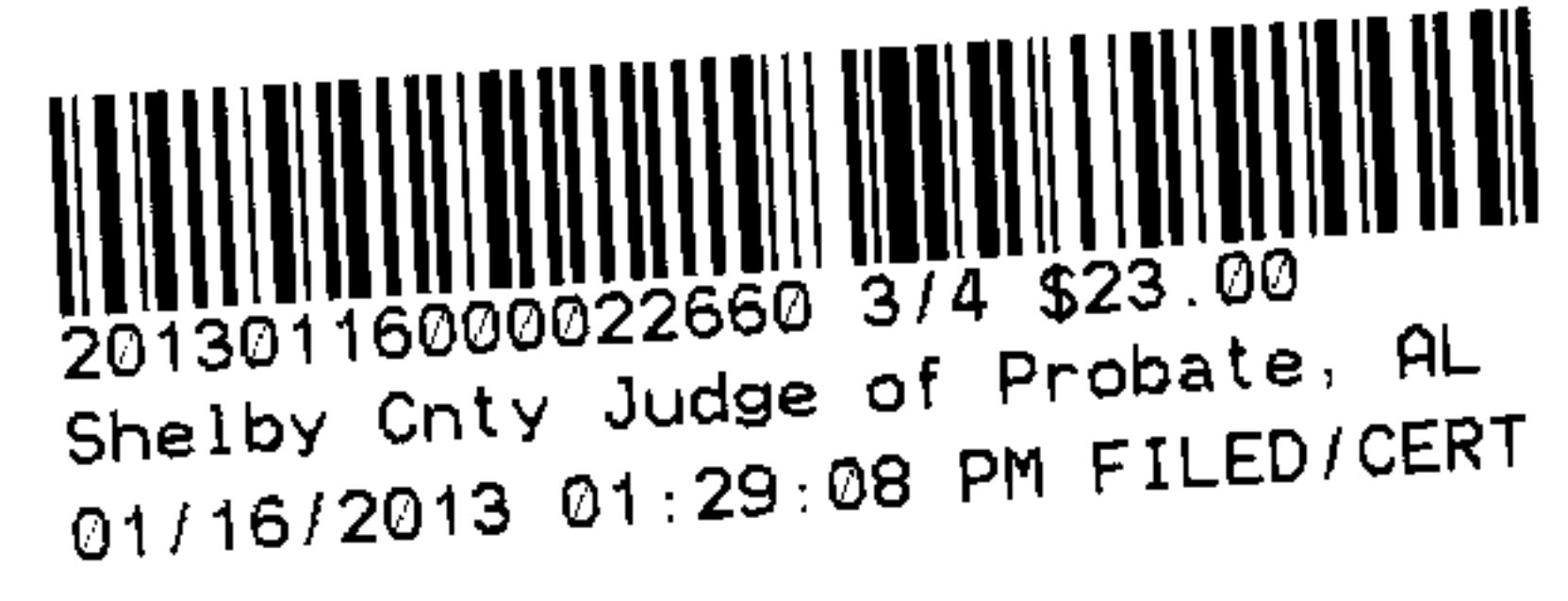
Property: 977 Ryecroft Road,  
Pelham, AL 35124

## EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 69, in Block 1, according to the survey of Cahaba Valley Estates, 3rd Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to Bayview Loan Servicing, LLC, by Mortgage Foreclosure Deed, from Dennis O. Williamson, Attorney-in-Fact, dated December 30, 2011 and recorded January 10, 2012, in Instrument No. 20120110000013010, said Probate Court, Shelby County, Alabama.





**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name      Bayview Loan Servicing,  
                                 LLC

Mailing Address      4425 Ponce De Leon Blvd,  
                                 Coral Gables, FL 33146

Property Address      977 Ryecroft Road  
                                 Pelham, AL 35124

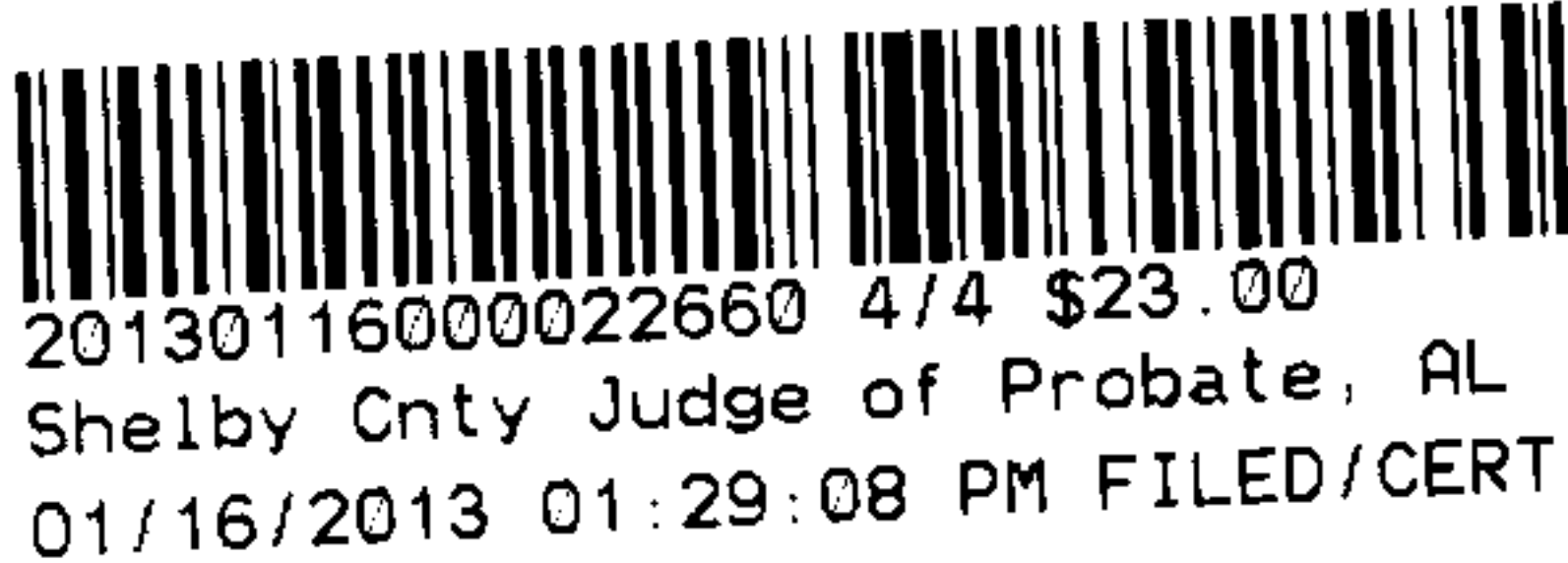
Grantee's Name      Trevor P. Massey and  
                                 Amy B. Massey

Mailing Address      977 Rye Croft Road  
                                 Pelham, AL 35124

Date of Sale      10-20-12  
Total Purchase Price      \$95,000.00

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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      12/14/12

Print      Trevor Massey

Unattested  
\_\_\_\_\_  
(verified by)

Sign      T. Massey  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one