

SPECIAL WARRANTY DEED					
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$123,000.00					
SOURCE OF TITLE:		THIS INSTRUMENT WAS PREPARED BY			
BOOK: 20120113000016946		William T. Schill, Esq.			
PAGE: _____		7100 E. Pleasant Valley Road			
		Suite 100			
		Independence, OH 44131			
		216-520-0050			
126147AL					
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS	
Janet P. Hails		Synovus Mortgage Corp.		23-7-35-0-006-107-000	
(NAME)		(NAME)			
2030 Hidden Forest Lane		2204 Lake shore Drive,			
(ADDRESS)		(ADDRESS)			
		Suite 325			
Montevallo	AL	35115	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 **Janet P. Hails**, 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 ☒ property, known as 2030 Hidden Forest Lane Montevallo 35115
improved as _____
(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 **Janet P. Hails**, 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.



20130116000022680 1/4 \$23.50
Shelby Cnty Judge of Probate, AL
01/16/2013 01:34:47 PM FILED/CERT

Shelby County, AL 01/16/2013
State of Alabama
Deed Tax:\$2.50

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

Bayview Loan Servicing, LLC

Name:

Sonia

Title:

Sonia Asencio
Assistant Secretary

STATE OF

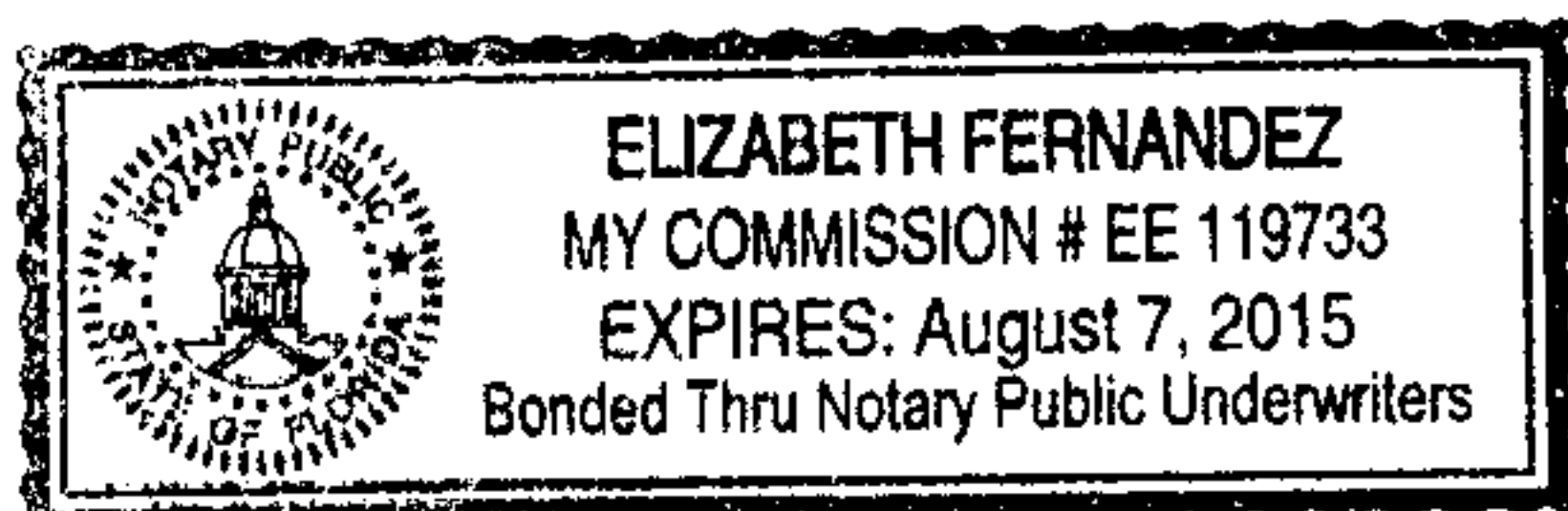
Florida

COUNTY OF

Miami Dade

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 November, 2012.



[Signature]

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



20130116000022680 2/4 \$23.50
Shelby Cnty Judge of Probate, AL
01/16/2013 01:34:47 PM FILED/CERT

126147AL


Property: 2030 Hidden Forest Lane,
Montevallo, AL 35115

EXHIBIT "A"

Situated in Shelby County, Alabama, to wit:

Lot 107, according to the survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

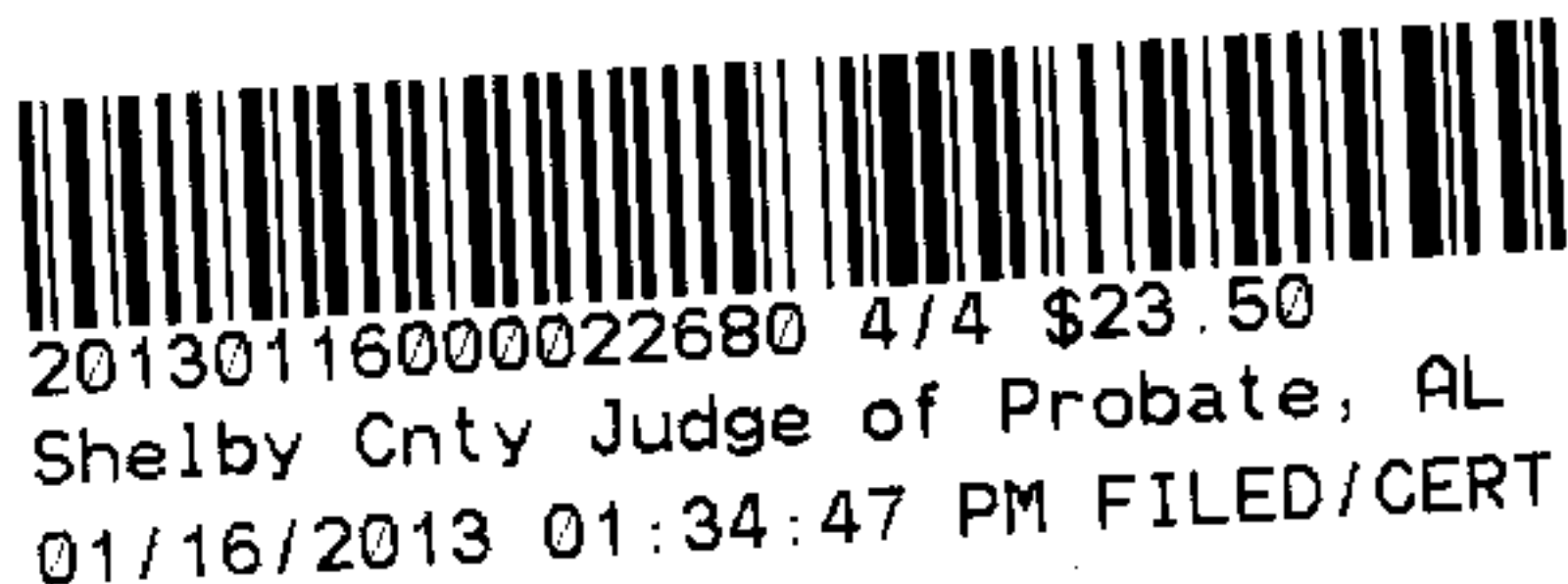
Being the same property conveyed to Bayview Loan Servicing, LLC, by Mortgage Foreclosure Deed, from Dennis O. Williamson, Attorney in Fact, dated January 10, 2012 and recorded January 13, 2012, in Instrument No. 20120113000016940, said Probate Court, Shelby County, Alabama.


20130116000022680 3/4 \$23.50
Shelby Cnty Judge of Probate, AL
01/16/2013 01:34:47 PM 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	Bayview Loan Servicing, LLC	Grantee's Name	P. Janet Hails
Mailing Address	11870 630 Pierce St., Suite 180 Riverside, CA 92505	Mailing Address	2030 Hidden Forest Lane Montevallo, AL 35115
Property Address	2030 Hidden Forest Lane Montevallo, AL 35115	Date of Sale	12-31-12
		Total Purchase Price	\$123,000.00
		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) (recording 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	12/31/12	Print	Janet P. Hails
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one