

SPECIAL WARRANTY DEED				
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$79,900.00				
SOURCE OF TITLE:		THIS INSTRUMENT WAS PREPARED BY		
Inst. # <u>20120103000000080</u>		William T. Schill, Esq.		
<del>BOOK</del> <u>20120103000000080</u>		7100 E. Pleasant Valley Road		
<del>PAGE</del> <u>                    </u>		Suite 100		
		Independence, OH 44131		
		216-520-0050		
126150AL				
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Samuel A. Salazar and Shirley K. de Souza		Iberia Bank Mortgage Co.		23-2-03-4-001-050.000
(NAME)		(NAME)		
152 Winterhaven Drive		12719 Cantrell Road		
(ADDRESS)		(ADDRESS)		
Alabaster (CITY)	AL (STATE)	35007 (ZIP)	Little Rock AR (CITY) (STATE)	72223 (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, a Delaware Limited Liability Company**, said grantor does hereby grant, bargain, sell, and convey unto **Samuel A. Salazar and Shirley K. de Souza**, 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

152 Winterhaven Drive

(House Number, (Street))

Alabaster


(City or Town)

35007

(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 **Samuel A. Salazar and Shirley K. de Souza**, and his/her/their assigns, forever.

Said **Bayview Loan Servicing, LLC, a Delaware Limited Liability Company**, 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.

  
20130122000028310 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/22/2013 01:39:36 PM FILED/CERT

IN WITNESS WHEREOF, the said Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, has executed this deed this 23 day of October, 2012.

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Name:

Title: Sonia Asencio  
Assistant Secretary

STATE OF Florida  
COUNTY OF Miami-Dade

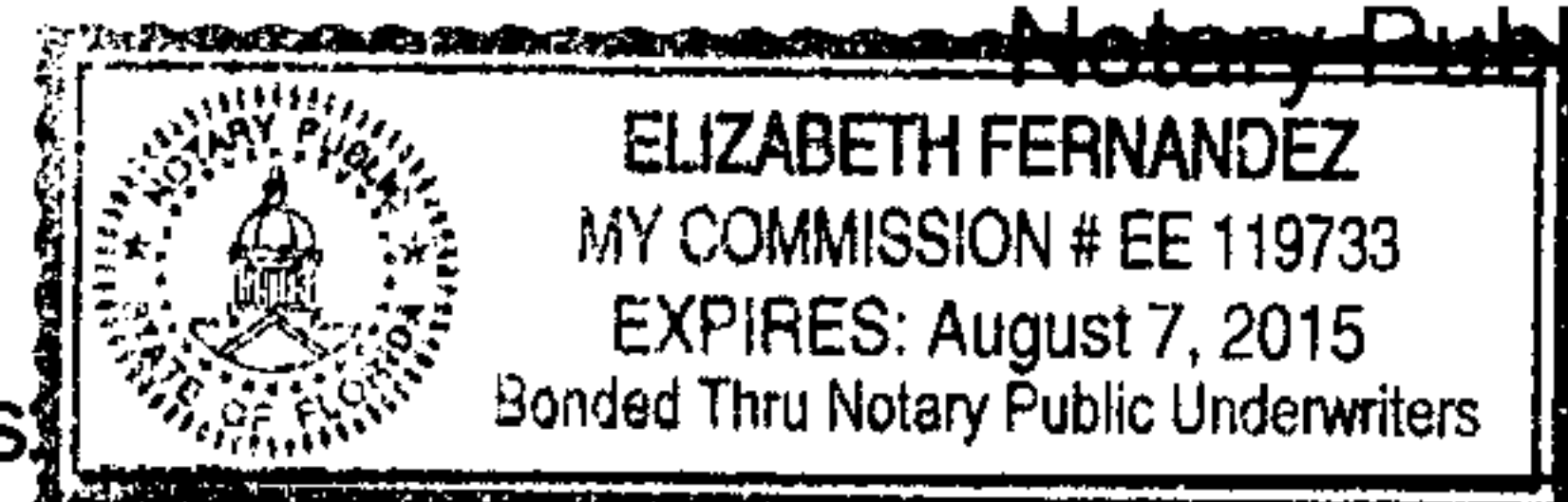
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sonia Asencio, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Sec. of said Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 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 23 day of October, 2012.

Elizabeth Fernandez

Notary Public

My Commission expires




RETURN TO:

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

126150AL

Property: 152 Winterhaven Drive,  
Alabaster, AL 35007

  
20130122000028310 2/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/22/2013 01:39:36 PM FILED/CERT

## **EXHIBIT "A"**

**Situated in Shelby County, Alabama, to-wit:**

**Lot 6, Block 4, according to the survey of Bermuda Hills, 2nd Sector, 1st Addition, as recorded in Map Book 7, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Being the same property conveyed to Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, by Foreclosure Deed from AMN Auctioneering, LLC, Aaron Nelson, member, dated December 28, 2011 and recorded January 3, 2012, in Instrument No. 20120103000000080, said Probate Court, Shelby County, Alabama.**



20130122000028310 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/22/2013 01:39:36 PM FILED/CERT

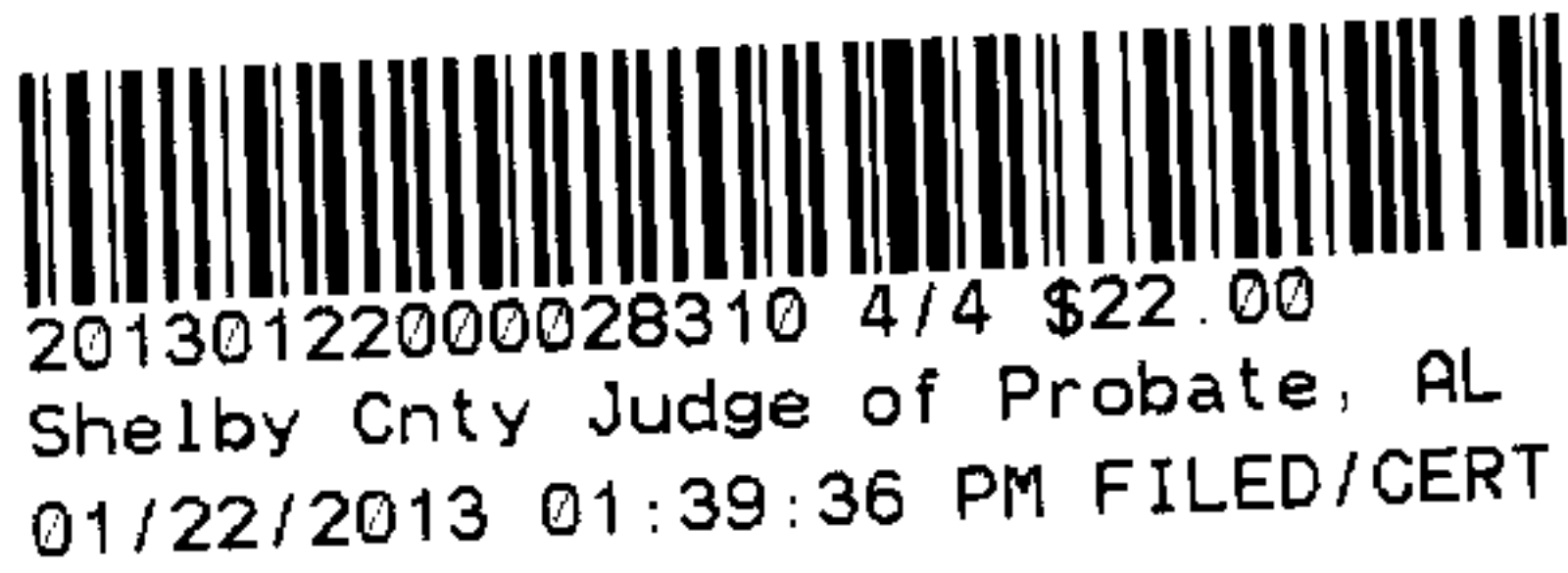


Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bayview Loan Servicing,  
LLC, a Delaware Limited  
Liability Company

Mailing Address

Property Address 152 Winterhaven Drive  
Alabaster, AL 35007



Grantee's Name Samuel A. Salazar and  
Shirley K. De Souza  
152 Winterhaven Drive  
Mailing Address Alabaster AL 35007

Date of Sale 12-13-12  
Total Purchase Price \$79,900.00  
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)

- ☐ 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 12-13-12

Print Samuel A Salazar

Unattested

Sign Samuel Salazar  
(Grantor/Grantee Owner/Agent) circle one

(verified by)

Shirley K. de Souza