

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

Send Tax Notice to:
W M Properties, L.L.C.
1850 7TH AVENUE
CALERA AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-nine thousand and 00/100 Dollars (\$49,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank, N.A., as Trustee for RASC 2003KS4, a corporation, by Residential Funding Company, LLC, as Attorney in Fact, (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 W M Properties, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

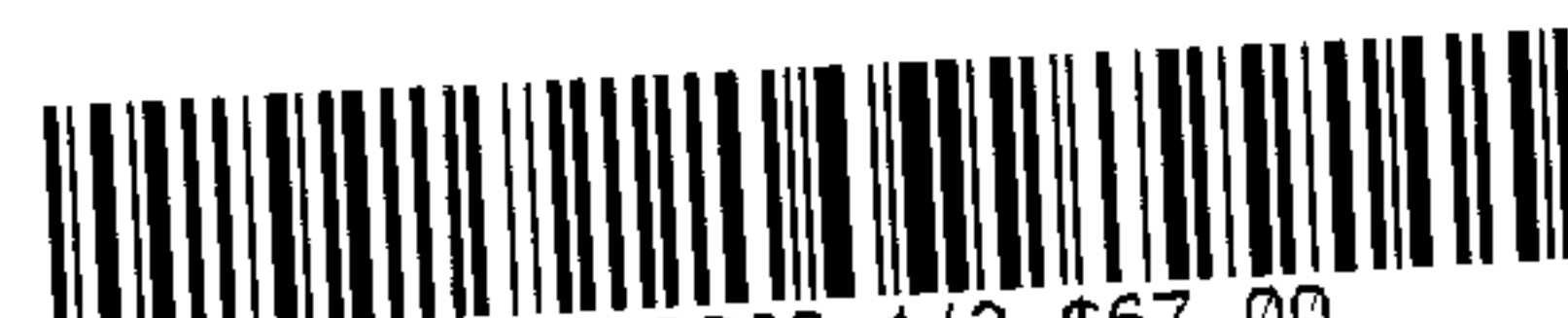
Lots 3, 4, 5, 6, 7, and 8, Block 53, according to resurvey of Russell R. Hetz property as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

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. Subject to easements, restrictions, rights of way and permits of record.
4. 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. 20120301000072210, in the Probate Office of Shelby County, Alabama.

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.


20130211000059960 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
02/11/2013 03:47:46 PM FILED/CERT



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of ~~January~~, 2013.

FEBRUARY TK.

The Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank, N.A., as Trustee for RASC 2003KS4
By Residential Funding Company, LLC, as Attorney in Fact

By:



Teerayut Kaewpradit

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 Teerayut Kaewpradit, whose name as Authorized Officer of Residential Funding Company, LLC, as Attorney in Fact for The Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank, N.A., as Trustee for RASC 2003KS4, 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, acting in its capacity as Attorney in Fact as aforesaid.


Given under my hand and official seal, this the 4th day of February, 2013. PE

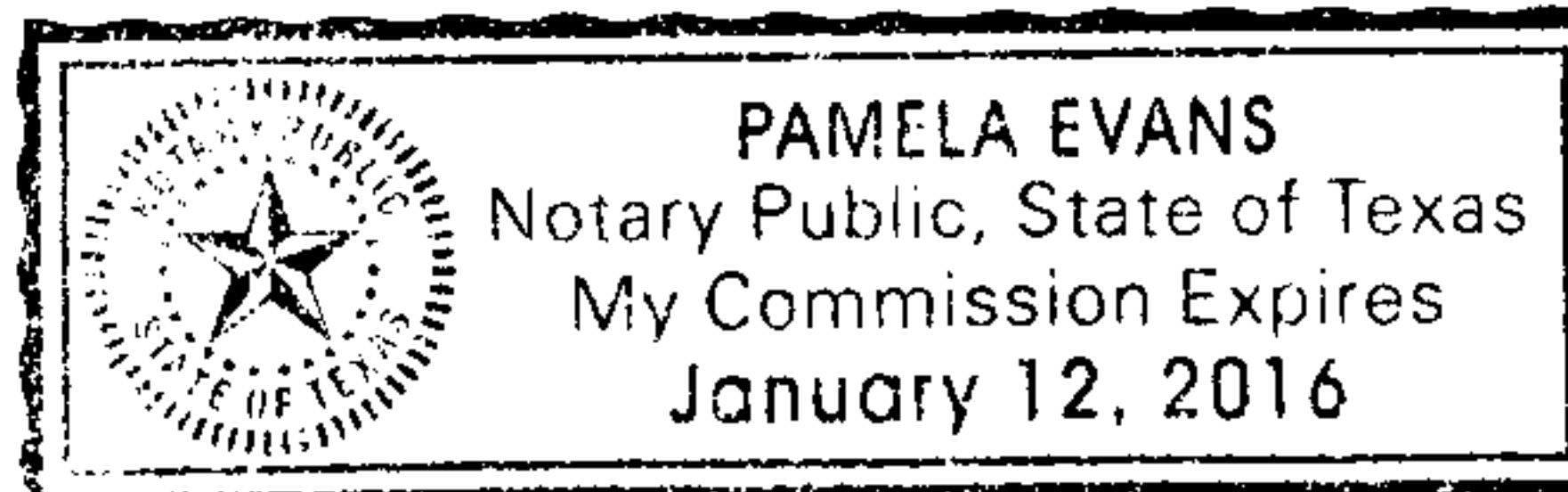

NOTARY PUBLIC

My Commission expires: 1-12-2016

AFFIX SEAL

2012-000524


20130211000059960 2/3 \$67.00
Shelby Cnty Judge of Probate, AL
02/11/2013 03:47:46 PM FILED/CERT



Shelby County, AL 02/11/2013
State of Alabama
Deed Tax: \$49.00

Real Estate Sales Validation Form

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

Grantor's Name The Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank, N.A., as Trustee for RASC 2003KS4

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

Property Address 730 17th Street
Calera, AL 35040

Grantee's Name W M Properties, L.L.C.

1850 7th Ave
Calera AL 35040

Mailing Address 1850 7th Avenue
Calera, AL 35040

Date of Sale 02/08/2013

Total Purchase Price \$49,000.00

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

☒ 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 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 02/08/2013

☐ Unattested

(verified by)

Print

WM Properties LLC

Sign

(Grantor/Grantee/Owner/Agent) circle one



20130211000059960 3/3 \$67.00
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Form RT-1