



20130311000100420 1/6 \$94.00
Shelby Cnty Judge of Probate, AL
03/11/2013 01:08:05 PM FILED/CERT

This instrument was prepared by:
Prepared by: John Rudd
CLOSING DEPARTMENT
JOHNSON & FREEDMAN, LLC
Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329
Source of Title

Send Tax Notice to:
Neighborhood Housing Services
of Birmingham, Inc.
601 19th Street North
Birmingham, AL 35203

INSTRUMENT# 2007111500024290 STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
Shelby County) *KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of **ZERO Dollars (\$0.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC**, a Delaware LLC (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Neighborhood Housing Services of Birmingham, Inc.**, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto***601 19th St N, Birmingham, AL 35203

TO HAVE AND TO HOLD to the said Grantee, *their* heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 28 day of January 2013.

**JPMC Specialty Mortgage, LLC
f/k/a WM Specialty Mortgage,
LLC**

WITNESS

By: Jessica Salinger 1/28/13
Name: Jessica Salinger
Title: Vice President

State of Alabama) See Attached
Shelby County) Notary Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of **JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC** a _____, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that,

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State of Alabama
Deed Tax: \$67.00

being informed of the contents of the instrument, [*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 ____ day of _____, 2013.

See Attached 
Notary Acknowledgement

Notary Public

My Commission expires:



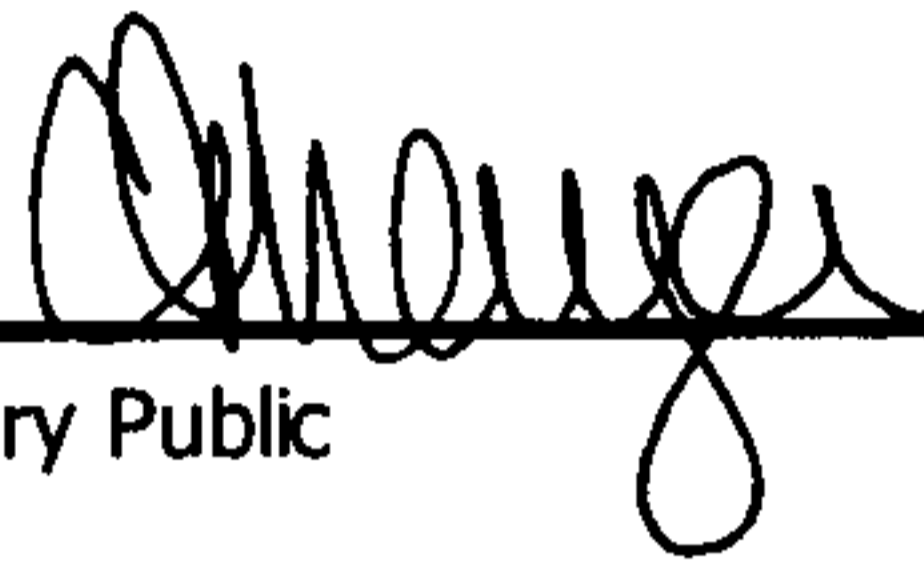
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Notary Acknowledgement

STATE OF FLORIDA 

COUNTY OF DUVAL

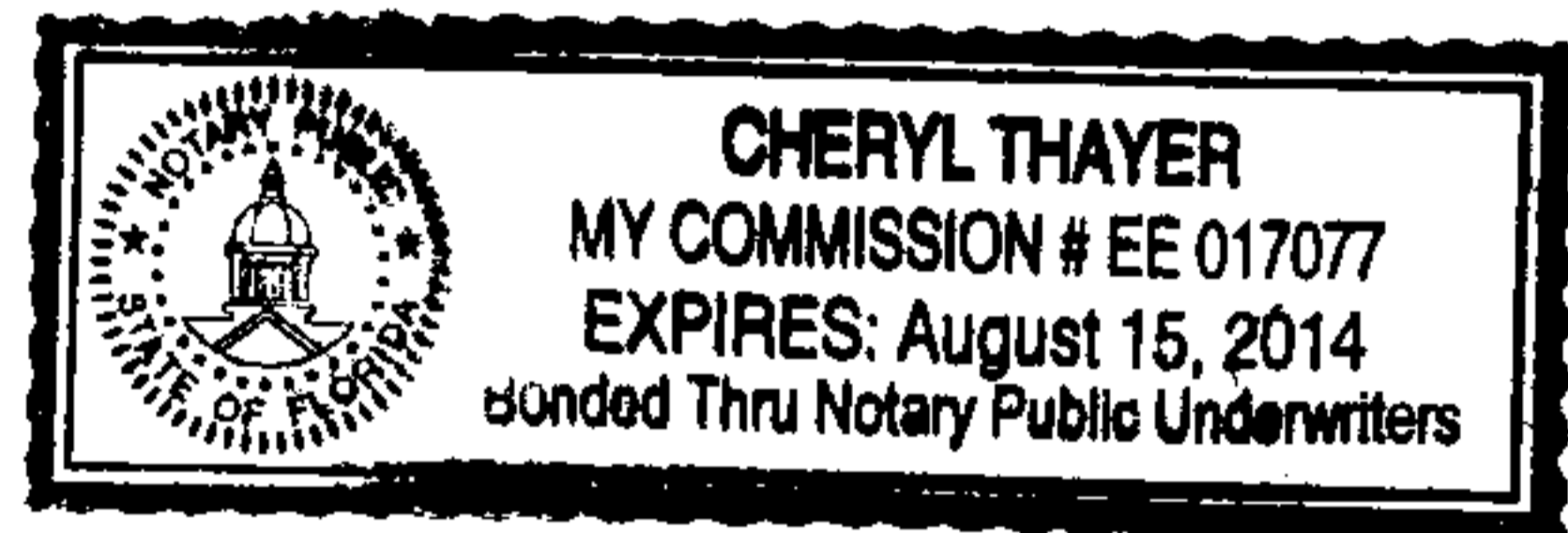
The foregoing instrument was acknowledged before me this January 28, 2013, by Jessica Salinger, the Vice President of *JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC*. He/she is personally known to me.

X 

Notary Public

(seal)

Printed Name: Cheryl Thayer





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EXHIBIT A 

Legal Description

Lot 28, Block 1, according to the survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.



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EXHIBIT B

GB

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



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Real Estate Sales Validation Form

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

Grantor's Name JPMC SPECIALITY MORTGAG
Mailing Address 7301 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

Grantee's Name NEIGHBORHOOD HOUSING SERVI
Mailing Address 601 19TH ST NORTH
BIRMINGHAM, AL 35007

Property Address 306 WILLOW GLEN DRIVE
ALABASTER, AL 35007

Date of Sale 02/12/2013
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 67000.00

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 SELLERS FAIR MARKET VALUE

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 2/12/13

Print [Signature]

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1