

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

Send Tax Notice to:
Todd Stewart

508⁵⁰³⁷ 7 Old Cahaba Ave
Helena AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Two Thousand Two Hundred And 00/100 Dollars (\$62,200.00) to the undersigned, CitiFinancial Corporation, LLC, a corporation, by Olympus Asset Management, Inc., 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 Todd Stewart, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 7, according to the Survey of Bermuda Hills, Second Sector, Fourth Addition as recorded in Map Book 9, Page 78, 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. Easement/right-of-way to Alabama Power Company as recorded in Book 32, Page 918.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Bok 27, Page 93.
5. Restrictions as shown on recorded plat.
6. 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. 20130204000047490, 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.

Shelby County, AL 03/28/2013
State of Alabama
Deed Tax: \$62.50



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of March, 2013.

CitiFinancial Corporation, LLC
By Olympus Asset Management, Inc., as Attorney in Fact

By: Carrie Wallace
Its Carrie Wallace - VP

STATE OF Maine
COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carrie Wallace, whose name as VP of Olympus Asset Management, Inc., as Attorney in Fact for CitiFinancial Corporation, LLC, 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 25th day of March, 2013.

Jessica Ham
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL
JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10 2015

2013-000227


20130328000129000 2/3 \$80.50
Shelby Cnty Judge of Probate, AL
03/28/2013 12:32:21 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 CitiFinancial Corporation, LLC
Mailing Address 6400 Las Colinas Blvd, Irving, TX
75039

Grantee's Name Todd Stewart
Mailing Address 5037 Old Cahaba Ave
Helena, AL 35080

Property Address 132 Bluegrass Dr
Alabaster, AL 35007

Date of Sale 3/27/2013
Total Purchase Price \$62,200.00

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 3/27/2013

☐ Unattested

(verified by)

Print Todd Stewart

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20130328000129000 3/3 \$80.50
Shelby Cnty Judge of Probate, AL
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