



20130916000374340 1/2 \$317.00
 Shelby Cnty Judge of Probate, AL
 09/16/2013 12:26:07 PM FILED/CERT

Shelby County, AL 09/16/2013
 State of Alabama
 Deed Tax:\$300.00

THIS INSTRUMENT PREPARED BY:
 R. Timothy Estes, Esq.
 4501 Pine Tree Circle
 Birmingham, AL 35243

SEND TAX NOTICE TO:
 Ben B. Henson
 1309 Deerhurst Ct
 Birmingham, AL 35242

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, New York Community Bank, 1801 East 9th Street, Suite 200, Cleveland, OH 44114, for and in consideration of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$475,000.00) and other good and valuable consideration received from **Ben B. Henson** (the "Grantee"), and to Grantees heirs and assigns, whose tax mailing address will be, 1309 Deerhurst Ct, Birmingham, AL 35242, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Shelby County Alabama, and more particularly described as follows:

Lot 839, according to the survey of Greystone Legacy, 8th Sector, Phase II, as recorded in Map Book 31, Page 54A, 54B and 54C, in the Probate Office of Shelby County, Alabama.

\$175,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

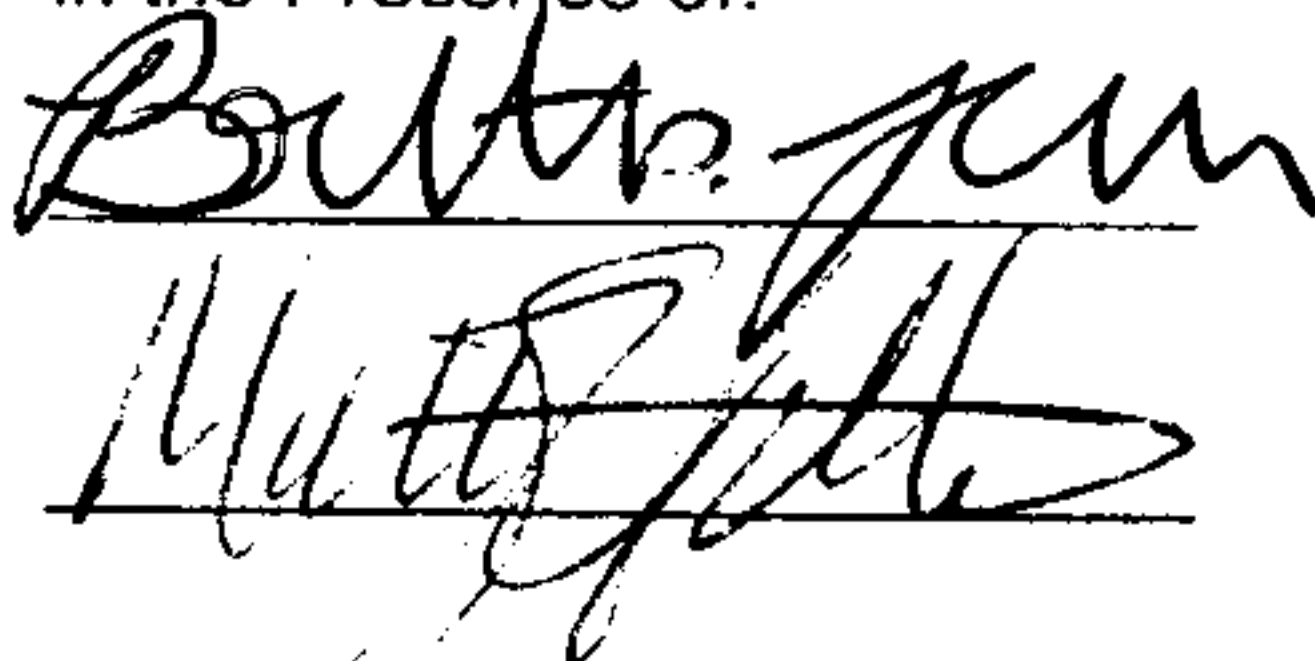
Parcel ID 03-06-14-3-005-006.000
 Property Address: 1309 Deerhurst Ct, Birmingham, AL 35242

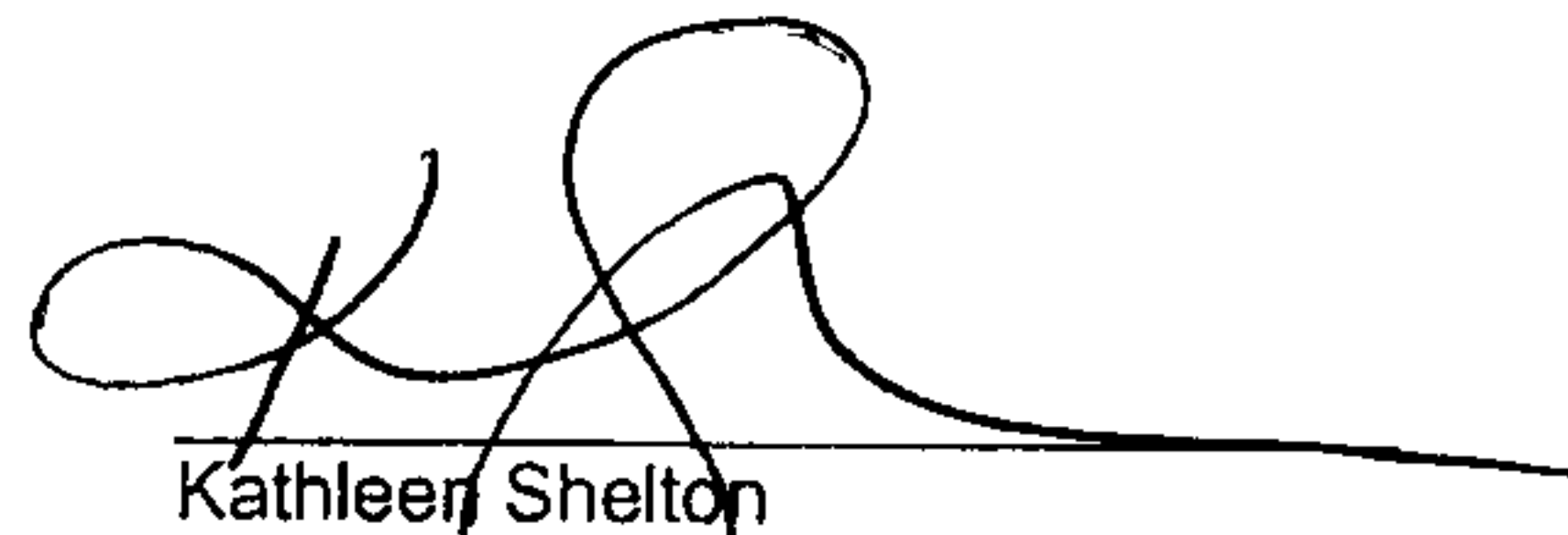
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of this 21 day of August, 2013.

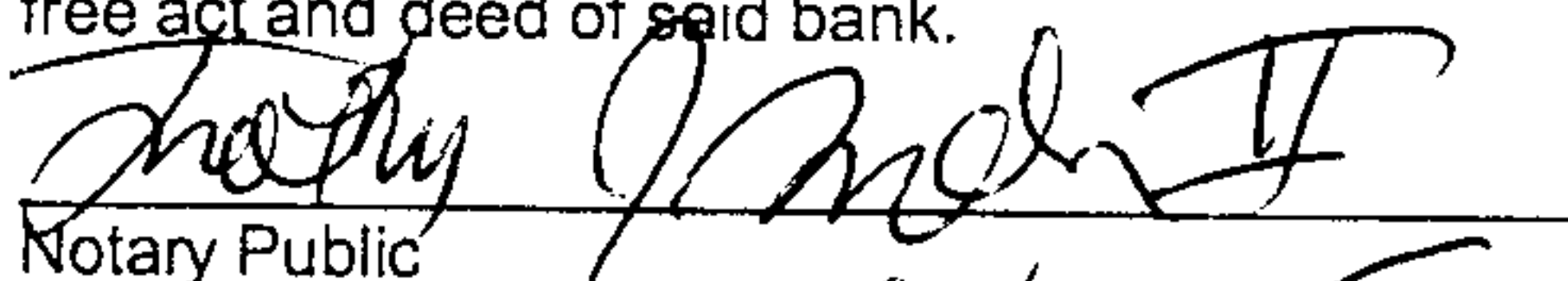
Signed and Acknowledged
 in the Presence of:



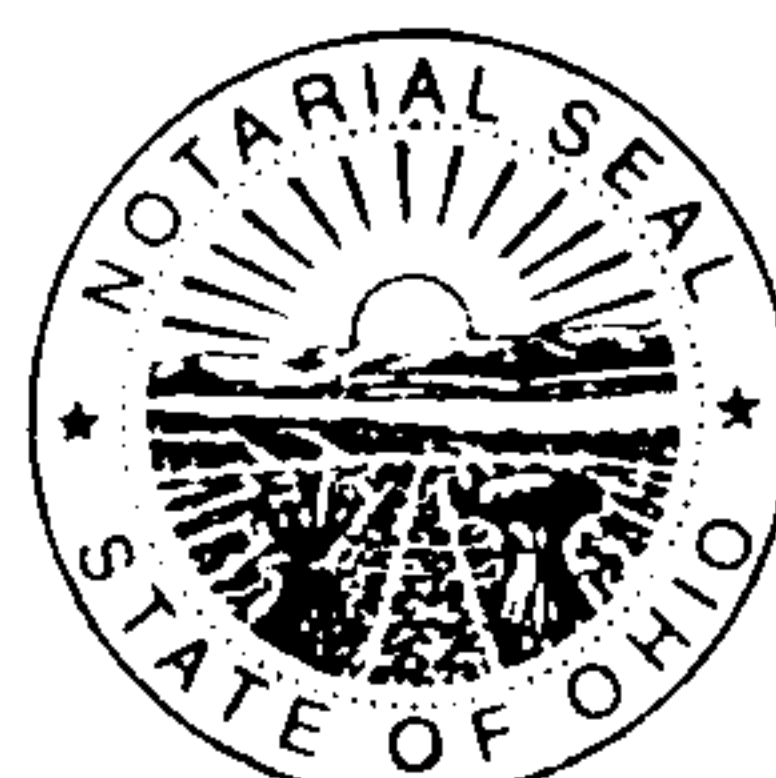

 Kathleen Shelton
 Real Estate Asset Specialist, Lead
 New York Community Bank

State of Ohio)
) SS:
 County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 21 day of August, 2013 personally appeared the above named Kathleen Shelton, Real Estate Asset Specialist, Lead for New York Community Bank, who acknowledged to me that, with due authorization, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.


 Notary Public

My Commission expires 8/16/15



TIMOTHY J. SZOKAN II
 Notary Public, State of Ohio
 Recorded in Lake County, Ohio
 My Commission Expires Aug. 16, 2015

13-1279

Real Estate Sales Validation Form

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

Grantor's Name: New York Community Bank Grantee's Name: Ben B. Henson

Mailing Address: 1801 East 9th Street Mailing Address: 1309 Deerhurst Ct
Suite 200 Birmingham, AL 35242
Cleveland, OH 44114

Property Address: 1309 Deerhurst Ct
Birmingham, AL 35242

Date of Sale: 9-4-13 Total Purchase Price: \$ 475,000.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 on 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 § 40-22-1 (h).

Date: 9/4/13 Print Name: William Coker
Signature: [Signature]
☐ Grantor ☐ Grantee ☐ Owner ☒ Agent

☐ Unattested _____
(Verified by)



20130916000374340 2/2 \$317.00
Shelby Cnty Judge of Probate, AL
09/16/2013 12:26:07 PM FILED/CERT