

20131209000473790 1/2 \$67.00  
Shelby Cnty Judge of Probate: AL  
12/09/2013 11:55:27 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Scott D. Saavedra  
9490 Brook Forest Circle  
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred two thousand and 00/100 (\$102,000.00) Dollars, (of which amount \$52,000.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2012-3 (herein referred to as grantors) do grant, bargain, sell and convey unto Scott D. Saavedra, a single man(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 11 A, according to the Survey of Brook Forest Addition to Wyndham, Phase Two, as recorded in Map Book 30, Page 85, Shelby County, Alabama Records.

Shelby County, AL 12/09/2013  
State of Alabama  
Deed Tax: \$50.00

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 5, 2013

Kondaur Capital Corporation, as  
separate trustee of the Matawin  
Ventures Trust Series 2012-3

  
Lorenzo Marin, Operations Manager

STATE OF CALIFORNIA  
ORANGE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lorenzo Marin, whose name as Operations Manager of Kondaur Capital Corporation, as separate trustee of the Matawin Ventures Trust Series 2012-3, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said entity.

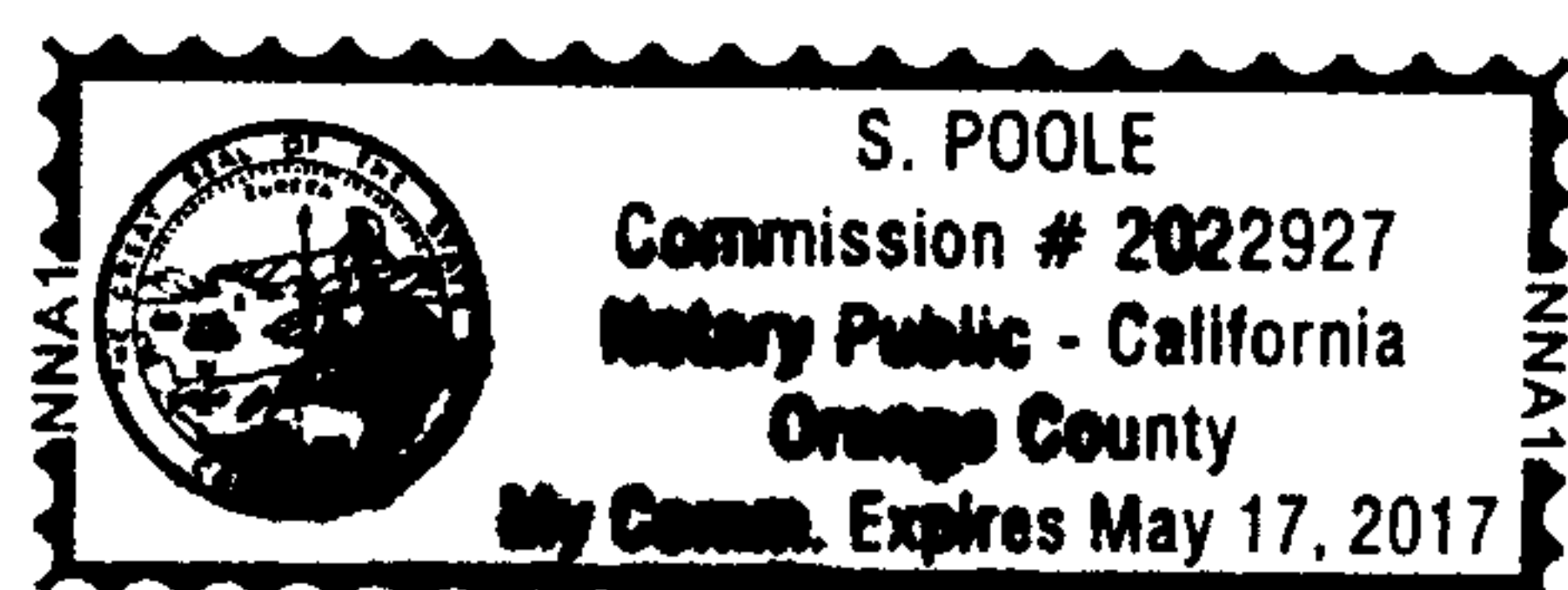
Given under my hand and official seal on December 5, 2013.

See Below  
NOTARY PUBLIC

My commission expires: 5/17/17

State of California  
County of Orange  
On 12/5/2013 before me, S. Poole, Notary Public,  
personally appeared Lorenzo Marin  
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal. 



# Real Estate Sales Validation Form

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

Grantor's name: Kondaur Capital Corporation  
Mailing address: 333 S. Anita Dr, Ste 400, Orange, CA

Property address:  
9490 Brook Forest Cir., Helena, AL

Grantee's name: Scott D. Saavedra  
Mailing address: 9490 Brook Forest Cir, Helena, AL

Date of Sale: December 6, 2013  
Total Purchase Price \$102,000.00

or  
Actual value \$  
or  
Assessors 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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: December 56 2013

Print name: Scott D. Saavedra

Unattested \_\_\_\_\_  
(Verified by)

Sign: \_\_\_\_\_  
(Grantee)

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