

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

Send Tax Notice to:
Jubal Merrell

135 Waterstone Way
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,


SHELBY COUNTY

That in consideration of One Hundred Fifty Thousand And 00/100 Dollars (\$150,000.00) to the undersigned, Gateway Mortgage Group, LLC, a corporation, by Keystone 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 Jubal Merrell, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 106, according to the Survey of Waterstone Phase 1, as recorded in Map Book 42, Page 24, 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 BellSouth Telecommunications as recorded in Instrument Number 20060223000086810.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 20100902000284230 and Instrument Number 20101012000339550 .
5. Restrictive covenant as recorded in Instrument Number 20110405000104630.
6. Declaration of Easement recorded in Instrument No. 20040106000009970 in the Probate Office of Shelby County, Alabama.
7. Restrictions as shown on recorded plat.
8. 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. 20130503000180380, in the Probate Office of Shelby County, Alabama.


20140314000072140 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/14/2014 03:09:43 PM FILED/CERT

\$ 147,283.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th day of February, 2014.

Gateway Mortgage Group, LLC

By Keystone Asset Management Inc., as Attorney in Fact

By:

Angelo DeSantis

Its

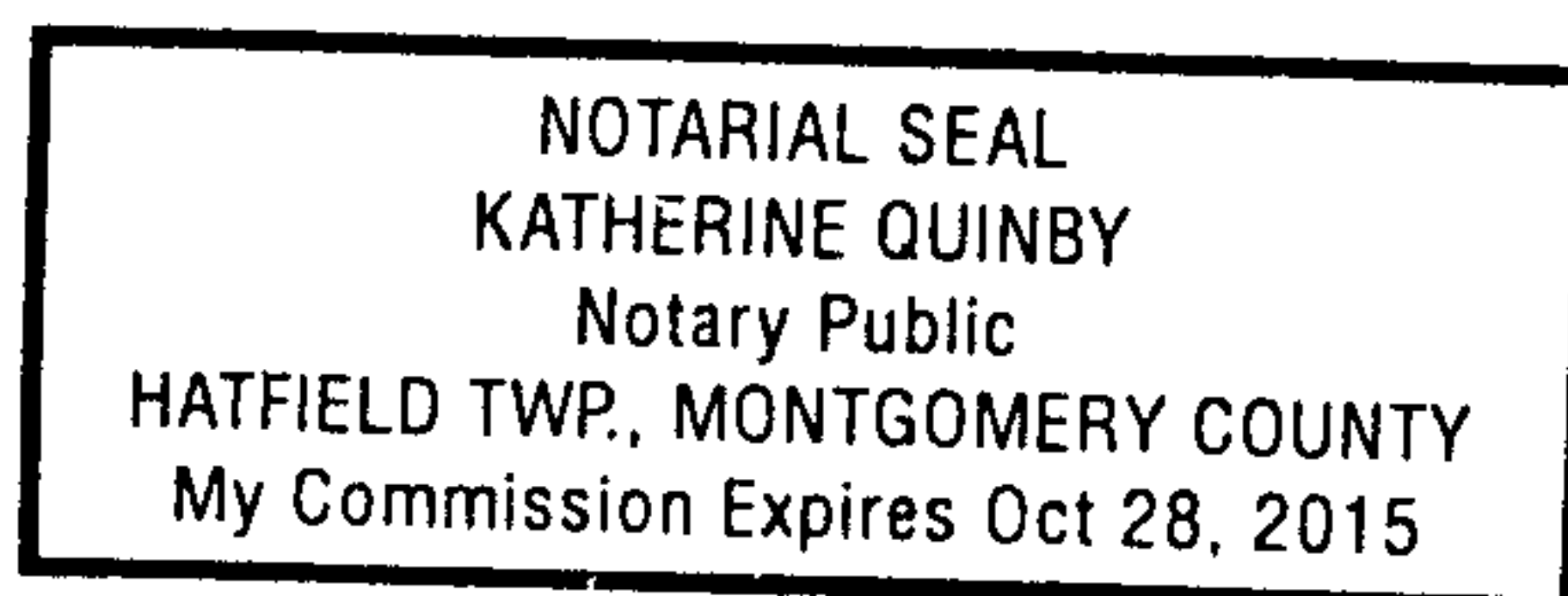
Vice President

STATE OF Pennsylvania

COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelo DeSantis, whose name as Vice President of Keystone Asset Management Inc., as Attorney in Fact for Gateway Mortgage Group, 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.

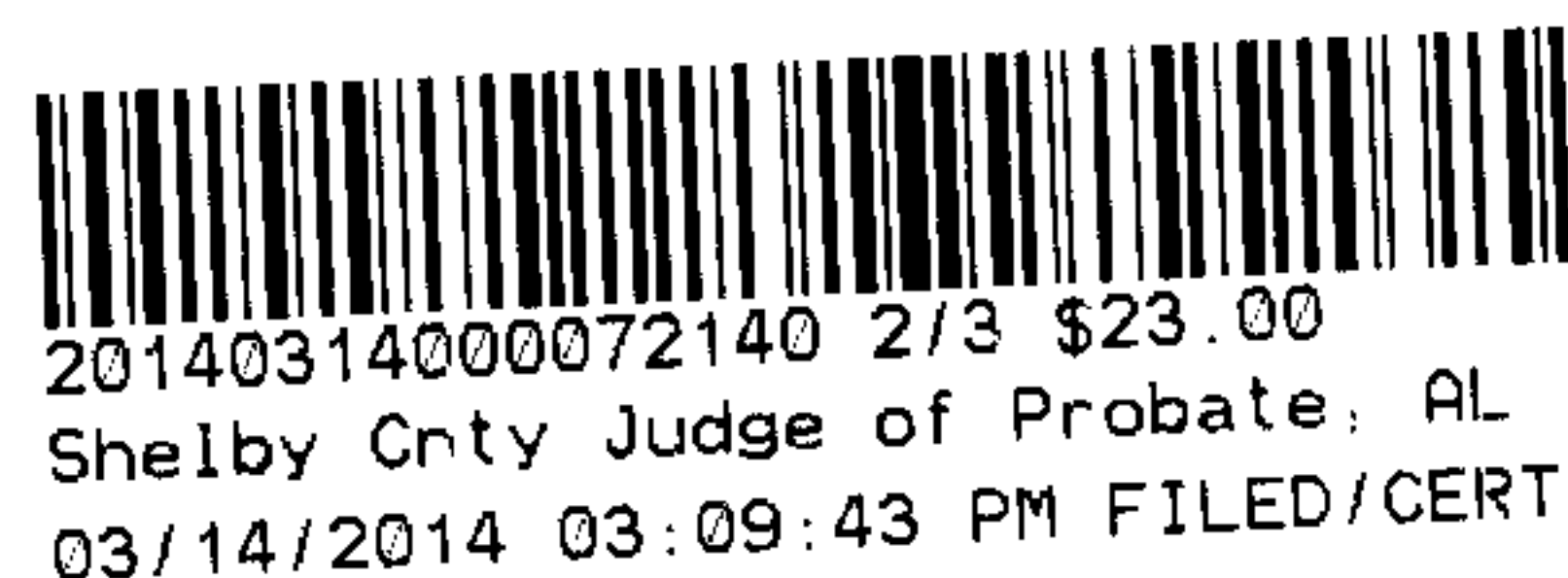
Given under my hand and official seal, this the 20th day of February, 2014.



Kath Quinby
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

2013-000981



Real Estate Sales Validation Form

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

Grantor's Name GATEWAY MORTGAGE GROUP,
LLC

Grantee's Name JUBAL MERRELL

Mailing Address 226 W. GRAY, SUITE 200
NORMA, OK 73069

Mailing Address 135 WATERSTONE WAY
MONTEVALLO, AL 35115

Property Address 135 WATERSTONE WAY
MONTEVALLO, AL 35115

Date of Sale February 28, 2014

Total Purchase Price \$150,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 February 28, 2014


Print Malcolm S. McLeod

☐ Unattested

Audra D. Sweeney
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one


20140314000072140 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/14/2014 03:09:43 PM FILED/CERT