



20140318000074170 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/18/2014 10:10:50 AM FILED/CERT

Commitment Number: 3227995

Seller's Loan Number: 1004939599_798595

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink,

FNF's National Lender Platform

1200 Cherrington Parkway

Moon Township, PA 15108

consideration of \$110,700.00 being paid by mortgage of \$122,250.00

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
235210002034000**

SPECIAL WARRANTY DEED

OWB REO, LLC, whose mailing address is **2900 Esperanza Crossing Austin, TX 78758**, hereinafter grantor, for \$110,700.00 (One Hundred Ten Thousand Seven Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **DEREK BRETT SIPPOLA**, hereinafter grantee, whose tax mailing address is **917 SW 4th Avenue, Alabaster, AL 35007**, the following real property:

Lot 34, according to the Survey of Grandview Estates, Givianpour addition to Alabaster, as recorded in Map Book 19, Page 100 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama

Property Address is: 107 GRANDE VIEW LN, MAYLENE, AL 35114-6062

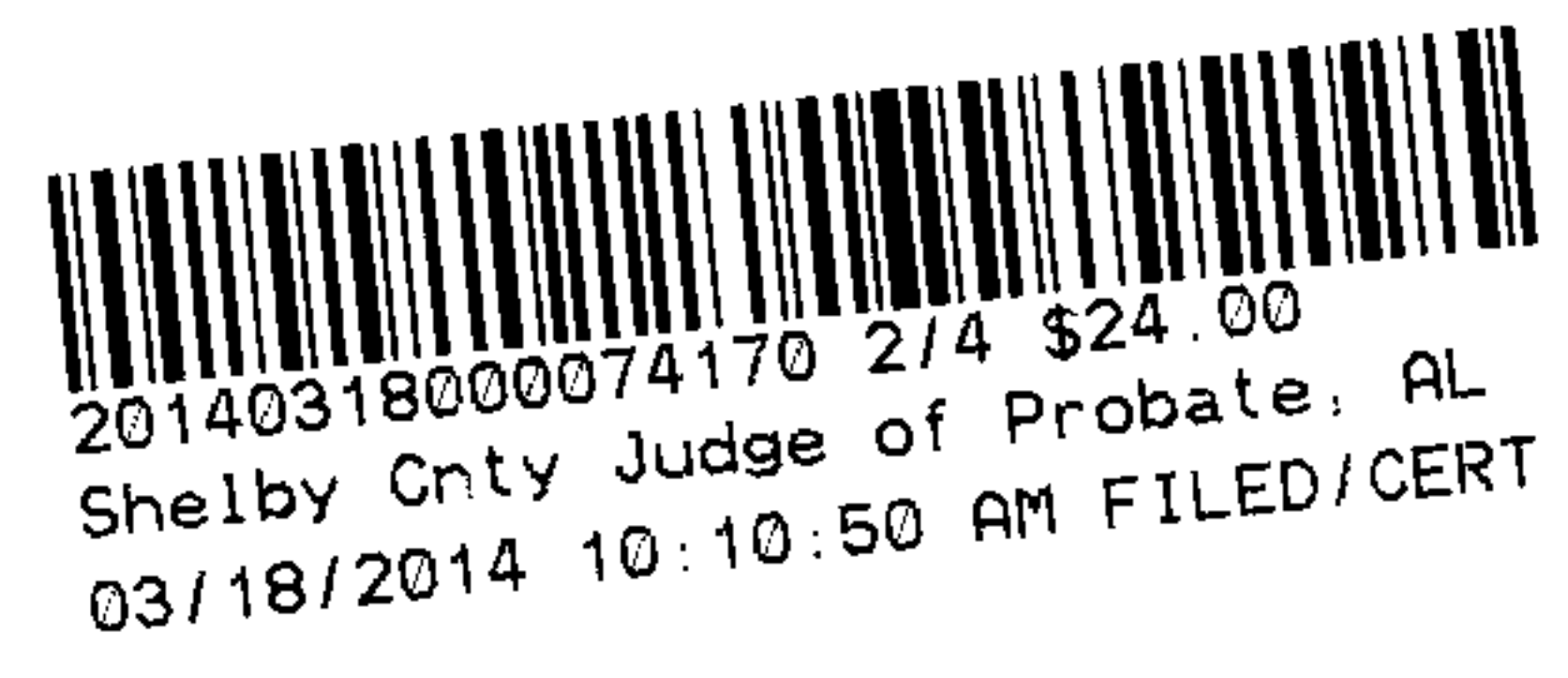
Being same property as conveyed from Catherine C. Hall and Mark A. Hall, wife and husband to One West Bank, as described in Doc No. 20130125000034610, recorded 1-25-2013 in Shelby County Records

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20130125000034610**



Executed by the undersigned on DEC 06 2013, 2013:

OWB REO, LLC

By: _____

Name: Louise Chavez
AVP

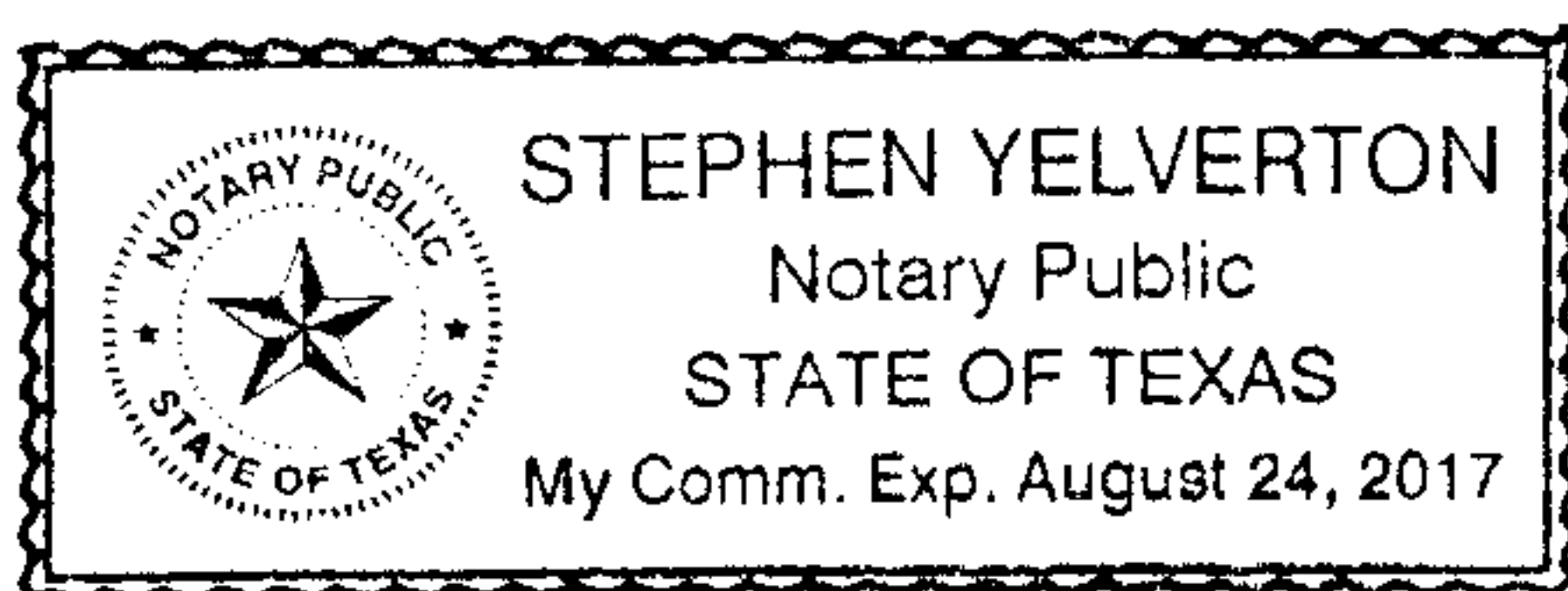
Its: _____

STATE OF TEXAS
COUNTY OF TRAVIS


I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Louise Chavez AVP/REO its AVP, on behalf of the Grantor **OWB REO, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

DEC 06 2013

Given under my hand an official seal this _____ day of _____, 2013



Notary Public
STEPHEN YELVERTON


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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 OneWest Bank, FSB
Mailing Address 2900 Esperanza Crossing Austin,
TX 78758

Grantee's Name DEREK BRETT SIPPOLA
Mailing Address 917 SW 4th Avenue, Alabaster,
AL 35007

Property Address 107 GRANDE VIEW LN,
MAYLENE, AL 35114-6062

Date of Sale 12/06/2013
Total Purchase Price \$110,700.00
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 DEC 06 2013

Print Louise Chavez AVP/REO

Unattested

STEPHEN YELVERTON

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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