

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

Send Tax Notice to:  
Luis Hernandez

243 10<sup>th</sup> SE NW  
Alabama AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-Five Thousand And 00/100 Dollars (\$55,000.00) to the undersigned, Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., a corporation, (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 Luis Hernandez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Block 1, according to a resurvey of Farris-Smith Subdivision, as recorded in Map Book 4, Page 60, in the Office of the Judge of Probate 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 Plantation Pipeline as recorded in Deed Book 112.
4. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 131 Page 141; Deed Book 131 Page 142; Deed Book 179 Page 89 and Deed Book 179 Page 75.
5. Easement/right-of-way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 209 Page 707 and Deed Book 212 Page 118.
6. Restrictions appearing of record in Book 165, Page 518.
7. Building lines, easements, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Restrictions as shown on recorded plat.

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 9th day of April, 2014.

Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc.

By: [Signature]

Its Asst Vice President

Michael D. Williams

STATE OF Indiana

COUNTY OF Vanderburgh

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Williams, whose name as Asst Vice President of Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., 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.

Given under my hand and official seal, this the 9th day of April, 2014.

[Signature]  
NOTARY PUBLIC  
My Commission expires: 3-14-15  
AFFIX SEAL

2013-002284



BEVERLY J. KUHR  
Resident of Vanderburgh County, IN  
Commission Expires: March 14, 2015

20140421000116080 2/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
04/21/2014 01:47:05 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 Springleaf Financial Services of  
Alabama, Inc., formerly known as  
American General Financial  
Services of Alabama, Inc.  
Mailing Address 9990 Richmond Avenue South  
#400, Houston, TX 77042

Grantee's Name Luis Hernandez

Mailing Address 243 10TH STREET NW  
ALABASTER AL 35007

Property Address 243 10th Street NW  
Alabaster, AL 35007

Date of Sale 04/18/2014  
Total Purchase Price \$55,000.00

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  
☒ 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 04/18/2014

☐ Unattested

\_\_\_\_\_  
(verified by)

Print Luis Hernandez

Sign Luis Hernandez

(Grantor/Grantee/Owner/Agent) circle one



20140421000116080 3/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
04/21/2014 01:47:05 PM FILED/CERT

Form RT-1