

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

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:

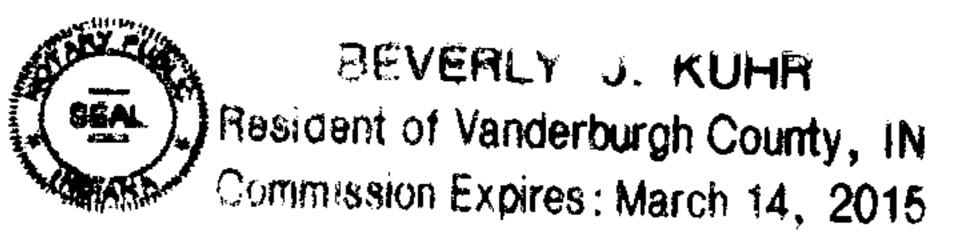
- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- 2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- 3. Easement/right-of-way to Plantation Pipeline as recorded in Deed Book 112.
- 4. Easement/right-of-way 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 day of April, 2014. Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. Asst Vice President Its Michael D. Williams STATE OF Indiana
COUNTY OF Vanderhierek 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 day of April, 2014.

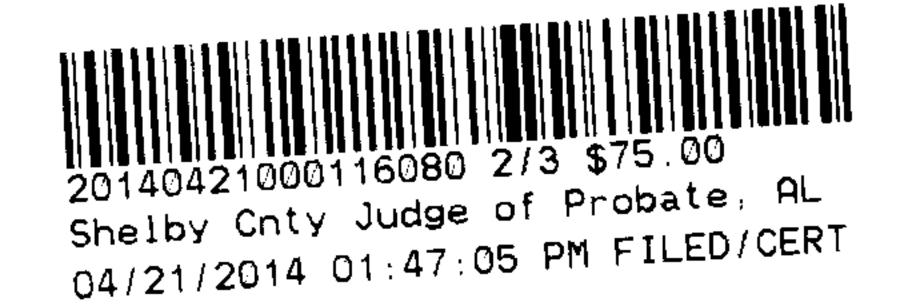
2013-002284



AFFIX SEAL

NOTARY PUBLICY

My Commission expires: 3.14-15



## Real Estate Sales Validation Form

	This Document must be filed in accordan	ce with Code of Alabama 1975	, Section 40-22-1
Grantor's Name	Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial	Grantee's Name	Luis Hernandez
Mailing Address	Services of Alabama, Inc. 9990 Richmond Avenue South #400, Houston, TX 77042	Mailing Address	243 10TH STREENS
	· · · · · · · · · · · · · · · · · · ·		
Property Address	243 10th Street NW Alabaster, AL 35007	Date of Sale Total Purchase Price	<u>04/18/2014</u> \$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 do	cumentary evidence: (check one)
(Recordation of documents) Bill of Sale	umentary evidence is not required)	_ Appraisal	
✓ Sales Contract	<del></del>	Other	
Closing Stateme			
If the conveyance do this form is not requi	ocument presented for recordation contaired.	ins all of the required informa	ition referenced above, the filing of
	insí	ructions	
Grantor's name and current mailing addr	mailing address - provide the name of		ing interest to property and their
Grantee's name and conveyed.	I mailing address – provide the name of	the person or persons to who	m interest to property is being
Property address – 1	the physical address of the property beir	ng conveyed, if available.	
Date of Sale – the d	ate on which interest to the property was	s conveyed.	
Total purchase price instrument offered for	e – the total amount paid for the purchase or record.	e of the property, both real an	d personal, being conveyed by the
	property is not being sold, the true value or record. This may be evidenced by an	· · · · · · · · · · · · · · · · · · ·	•
valuation, of the pro	ed and the value must be determined, the perty as determined by the local official of and the taxpayer will be penalized pure	charged with the responsibility	of valuing property for property tax
	of my knowledge and belief that the informal false statements claimed on this form med 22-1 (h).	•	
Date 04/18/2014	p <sub>i</sub>	rint in 1/2/2	NDN97
			7/13/16
Unattested	(verified by)	Grantor/Grantee/C	Dwner/Agent) circle one

