

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

Send Tax Notice to:
Rex R. Smiley
Mary Smiley

140 Mistletoe Ln
Vincent, AL 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-One Thousand And 00/100 Dollars (\$51,000.00) to the undersigned, Generation Mortgage Company, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Rex R. Smiley, and Mary Smiley, as joint tenants with right of survivorship, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, 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 Grantees herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument #2000-11199.
4. Building lines, easements, restrictions, reservations, rights of ways and limitations affecting the land.
5. 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 Instrument Number 20140127000024760, in the Probate Office of Shelby County, Alabama.

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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of June, 2014.

Generation Mortgage Company

By: [Signature]

Its Director of Defaults

STATE OF Georgia

COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnnie Smith, whose name as Director of Defaults of Generation Mortgage Company, 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 June, 2014.

[Signature]
NOTARY PUBLIC

My Commission expires: 8/22/17

AFFIX SEAL

2013-002564

Isiah Lester
Clayton County, GEORGIA
My Commission Expires
August 22, 2017
NOTARY PUBLIC



20140630000198140 2/3 \$71.00
Shelby Cnty Judge of Probate, AL
06/30/2014 01:42:48 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 Generation Mortgage Company
Asset #2061104230

Grantee's Name Rex R Smiley
Mary Smiley

Mailing Address 3 Piedmont Center, Ste 300
Atlanta, GA 30305

Mailing Address 140 Mistletoe Ln
Vincent, AL 35178

Property Address 339 Hanna
Vincent, AL 35178

Date of Sale June 26, 2014
Total Purchase Price \$51,000.00

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 of 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 June 24, 2014

Print Rex R. Smiley Rex R. Smiley

Sign x [Signature]
(Grantor/Grantee/Owner/Agent) Circle one

____ Unattested

(verified by)



20140630000198140 3/3 \$71.00
Shelby Cnty Judge of Probate, AL
06/30/2014 01:42:48 PM FILED/CERT

Form RT-1