

STATE OF ALABAMA Montgomery)
COUNTY OF ~~SHELBY~~ Montgomery)

967603

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., Coral Gables, FL 33146, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to D&P LLC, a _____ limited liability company (herein, "Grantee"), whose address is 440 Highway 200, Montevallo, AL 35115, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Purchase Price: \$ 77,000

Property street address: 440 Highway 200, Montevallo, AL 35115

SOURCE OF TITLE: Document No. 20140121000017540

PROPERTY ID: 36 1 11 0 002 027.000

REAL PROPERTY TAX: \$ 0 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 10 day of July, 2014.

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware limited liability company

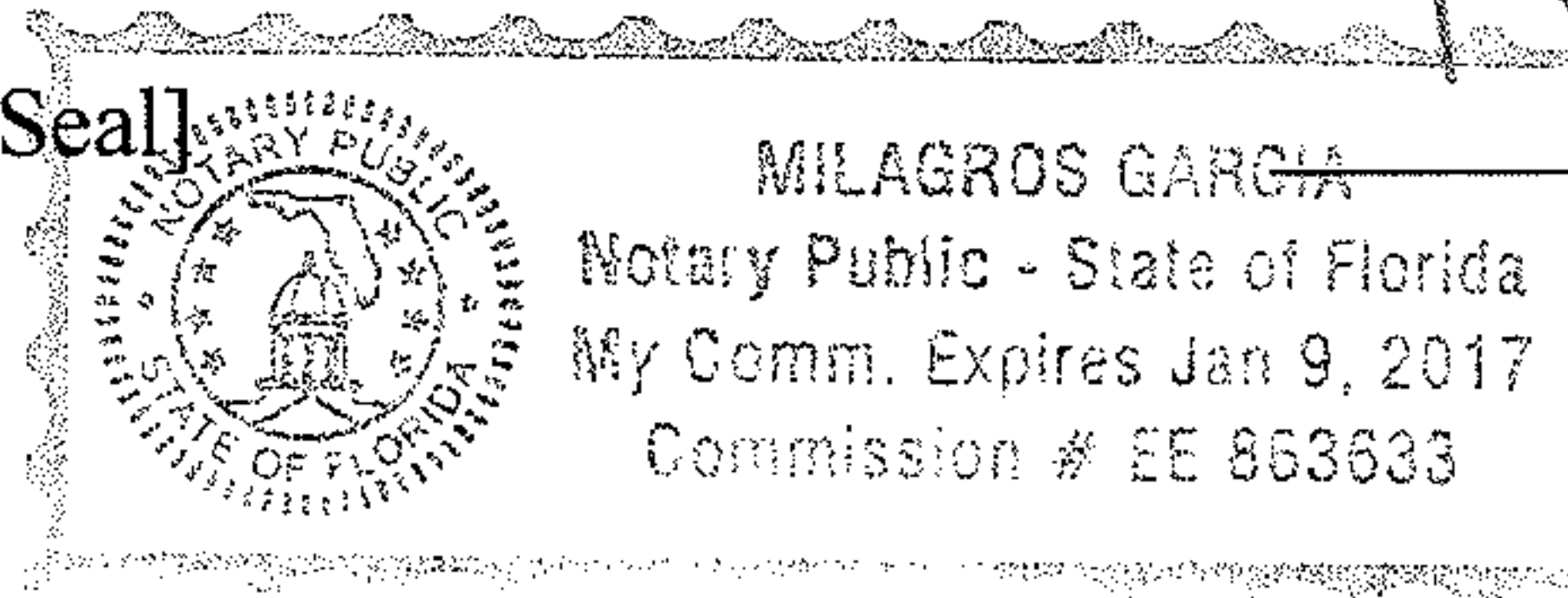
By: [Signature] (SEAL)
Printed Name: Sonia Asencio
Title: Assistant Secretary

STATE OF Florida
COUNTY OF Miami Dade

I, Milagros Garcia, the undersigned Notary Public in and for said State and County, hereby certify that Sonia Asencio, whose name as Assistant Secretary of Bayview Loan Servicing, LLC, a Delaware limited liability 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 said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

Milagros Garcia

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to: ✓

~~KARINA PARDO~~
~~TIMIOS, INC.~~
~~5716 CORSA AVENUE, #102~~
~~WESTLAKE VILLAGE, CA 91362~~

✓ Brandon Neie
TIMIOS, INC

2201 W. Plano Parkway Suite 175
Plano, TX 75075

The Grantee's address is:

D&P LLC
440 Highway 200
Monteville, AL 35115

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 69.9 FEET; THENCE RUN WEST AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 25.65 FEET; THENCE TURN AN ANGLE OF 85 DEG. 37 MIN. TO THE LEFT AND RUN SOUTHWESTERLY 115.0 FEET ALONG WALLACE LANE TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE CONTINUE IN THE SAME SOUTHWESTERLY DIRECTION ALONG THE WEST LINE OF WALLACE LANE A DISTANCE OF 208.7 FEET; THENCE WESTERLY AND PERPENDICULAR TO WALLACE AND PERPENDICULAR TO WALLACE LANE 208.75 FEET; THENCE NORTHERLY AND PARALLEL WITH WALLACE LANE 208.7 FEET; THENCE EASTERLY AND PERPENDICULAR TO WALLACE LANE 208.7 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, ON OR UNDER SUBJECT PROPERTY.
3. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 101, PAGE 119, DEED BOOK 231, PAGE 271, DEED BOOK 217, PAGE 128 AND 126 AND DEED BOOK 231, PAGE 272.
- 4 EASEMENT(S) TO SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT RECORDED IN REAL 61 PAGE 380. 5 LESS AND EXCEPT ANY PORTION OF SUBJECT LAND LYING WITHIN ANY ROAD AND/OR ROAD RIGHT OF WAY.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Banyview Loan Servicing LLC
 Mailing Address 4425 Porce De Leon Blvd.
Coral Gables, FL 33146

Grantee's Name DJP LLC
 Mailing Address 440 Highway 260
Montevallo, AL 35115

Property Address 440 Highway 260
Montevallo, AL 35115

Date of Sale July 10th, 2014
 Total Purchase Price \$ 77,000



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/23/2014 10:45:50 AM
 \$100.00 CHERRY
 20140723000225820

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 7-14-14

Print Milagros Garcia

Unattested

(signature)
 (verified by)

Brandon

Sign (signature)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1