

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

Send Tax Notice to:  
Rafael Cabello

4000 Greystone Drive  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Fifty-One Thousand Five Hundred And 00/100 Dollars (\$451,500.00) to the undersigned, Wilmington Trust, N.A. as Trustee for the Bear Stearns ALT-A Trust 2006-4, A National Association, by Nationstar Mortgage, LLC, as Attorney in Fact, (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 Rafael Cabello, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Greystone 1st Sector, Phase VIII, as recorded in Map Book 29, Page 146, 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 Grantee herein assume and agree to pay.
3. Easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Greystone Residential Declaration of Covenants, Conditions and Restriction recorded in Real 317, Pate 260.
4. Subject to the provisions of Sections 6.04(c), 6.04(d) and 6.05 of the Declaration, the property shall be subject to the following minimum setbacks: (i.) Front Setback: 75 feet; (ii) Rear Setback: 05 feet; (iii) Side Setback: 15 feet;
5. Any Dwelling, as defined in the Declaration, built on the Property shall contain not less than 2600 square feet of Living space, as defined in the Declaration, for a single-story house; or 3,000 square feet of Living Space, as defined in the Declaration, for multi-story home.
6. 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 20140423000118500, 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 08/28/2014  
State of Alabama  
Deed Tax: \$451.50

  
20140828000271100 1/3 \$471.50  
Shelby Cnty Judge of Probate, AL  
08/28/2014 11:44:04 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8 day of August, 2014.

Wilmington Trust, N.A. as Trustee for the Bear Stearns ALT-A Trust 2006-4

By Nationstar Mortgage, LLC, as Attorney in Fact

By: \_\_\_\_\_

Its \_\_\_\_\_

STATE OF Co.

COUNTY OF Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Mills, whose name as ASST. SECRETARY of Nationstar Mortgage, LLC, as Attorney in Fact for Wilmington Trust, N.A. as Trustee for the Bear Stearns ALT-A Trust 2006-4, A National Association, 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, acting in its capacity as Attorney in Fact as aforesaid.

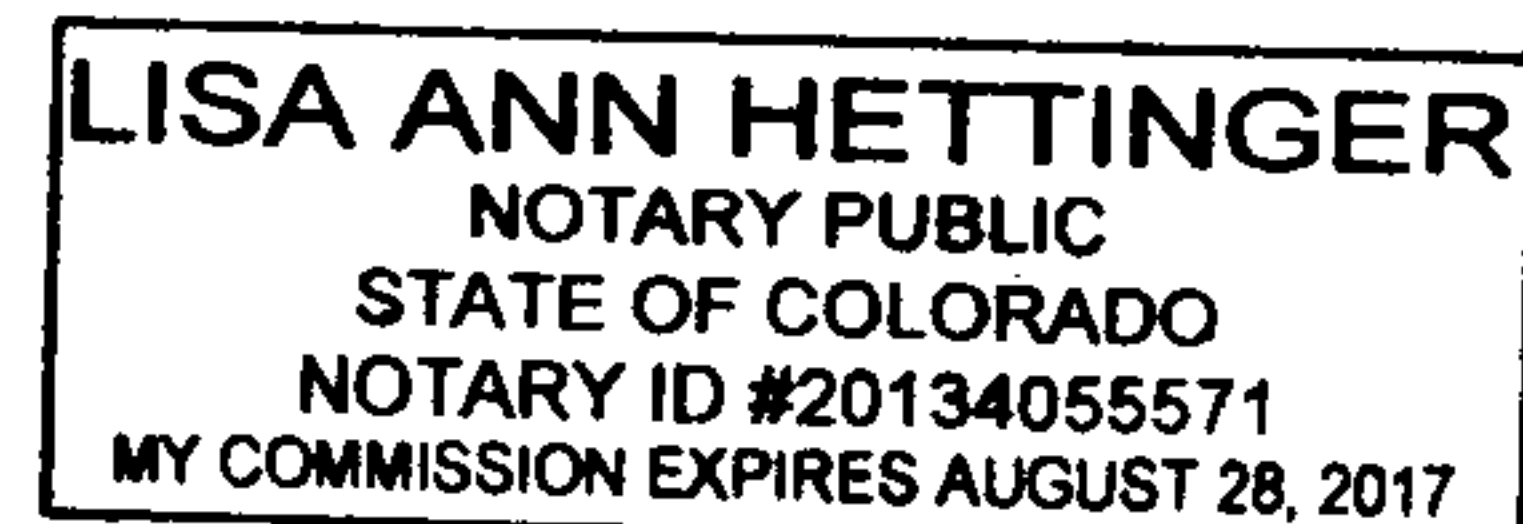
Given under my hand and official seal, this the 8 day of August, 2014.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2014-000918



20140828000271100 2/3 \$471.50  
Shelby Cnty Judge of Probate, AL  
08/28/2014 11:44:04 AM 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 Wilmington Trust, N.A. as Trustee  
for the Bear Stearns ALT-A Trust  
2006-4  
Mailing Address 350 Highland Drive, Lewisville, TX  
75067

Grantee's Name Rafael Cabello

Mailing Address 4000 Greystone Drive  
Birmingham AL 35242

Property Address 4000 Greystone Drive  
Birmingham, AL 35242

Date of Sale 8/27/2014  
Total Purchase Price \$451,500.00

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 8/27/2014

☐ Unattested

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

Print Sirote & Permy H P.C

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one  
Settlement



20140828000271100 3/3 \$471.50  
Shelby Cnty Judge of Probate, AL  
08/28/2014 11:44:04 AM FILED/CERT