

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

Send Tax Notice to:
Western Properties, L.L.C.

3360 Davey Allison Parkway
Birmingham, AL 35023

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Five Thousand And 00/100 Dollars (\$45,000.00) to the undersigned, CitiFinancial Servicing LLC, a Delaware Limited Liability Company, succesor by merger to CitiFinancial Corporation, LLC, a Delaware Limited Liability Company, A Limited Liability Company, by Olympus Asset Management, Inc., 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 Western Properties, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, in Block 3 according to the Map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama in Map Book 4 at Page 6 situated in Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rgiths-of-way, provisions, covenants, terms, conditions and building setback lines of record.


\$45,000.00 consideration paid in cash.

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 Alabama Power Company as recorded in Book 101 Page 107.
4. Easement/right-of-way to Shelby County as recorded in Book 74 Page 80.
5. Restrictive covenant as recorded in Book 21 Page 737; Book 177 Page 238; Book 288 Page 674 and Page 334 Page 390..
6. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. 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 #20140507000137020 and corrected by Corrective Foreclosure Deed on 6/16/2014 in Instrument No. 20140616000180450, 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.


20140918000293400 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
09/18/2014 11:59:56 AM FILED/CERT

Shelby County, AL 09/18/2014
State of Alabama
Deed Tax: \$45.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of September, 2014.

CitiFinancial Servicing LLC, a Delaware Limited Liability Company, sucesor by merger to CitiFinancial Corporation, LLC, a Delaware Limited Liability Company

By Olympus Asset Management, Inc., as Attorney in Fact

By: *[Signature]*

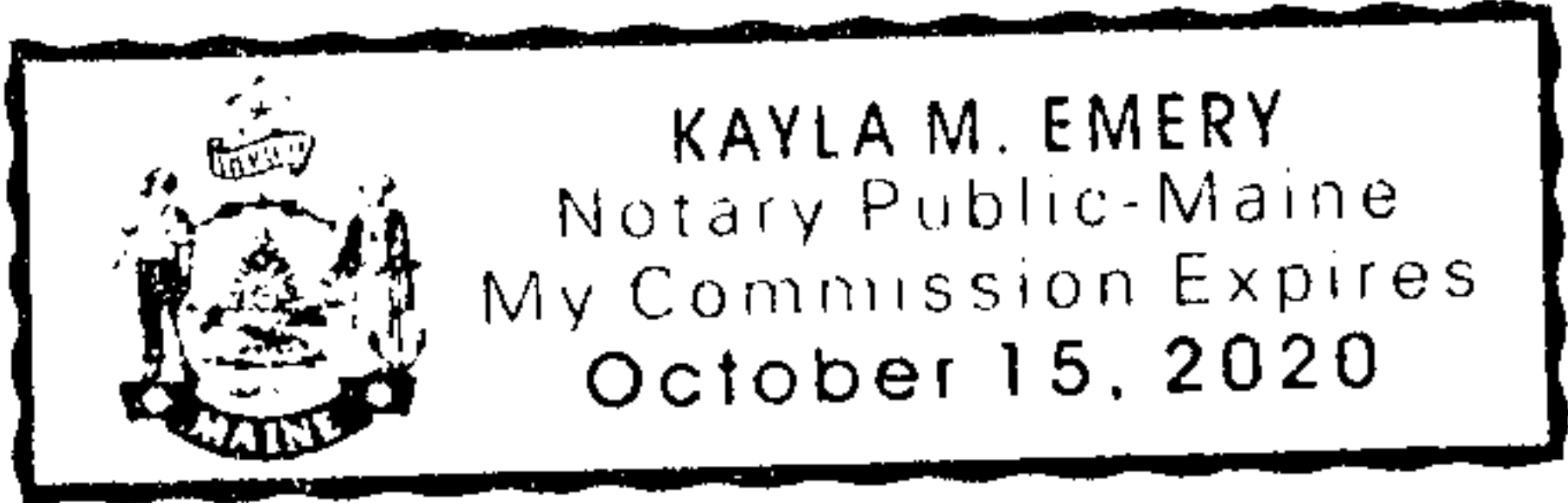
Its Jessica Ham - Closing Analyst

STATE OF Maine

COUNTY OF Cumberland

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Ham, whose name as Closing Analyst of Olympus Asset Management, Inc., as Attorney in Fact for CitiFinancial Servicing LLC, a Delaware Limited Liability Company, sucesor by merger to CitiFinancial Corporation, LLC, a Delaware Limited Liability Company, A 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 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 5th day of September, 2014.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2014-000951

20140918000293400 2/3 \$65.00
Shelby Cnty Judge of Probate, AL
09/18/2014 11:59:56 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 **CITIFINANCIAL SERVICING, LLC,
A and DELAWARE LIMITED
LIABILITY COMPANY, and
SUCCESSOR BY MERGER TO
CITIFINANCIAL and
CORPORATION, LLC, A
DELAWARE LIMITED**

Grantee's Name **U.S. 1031 EXCHANGE SERVICES,
INC., AS and INTERMEDIARY FOR
WESTERN PROPERTIES, and
LLC**

Mailing Address **LIABILITY COMPANY**

Mailing Address **3360 DAVEY ALLISON PARKWAY
BIRMINGHAM, AL 35023**

Property Address **381 WADE DRIVE
MONTEVALLO, AL 35115**

Date of Sale **September 12, 2014**

Total Purchase Price **\$45,000.00**

or

Actual Value \$

or

Assessor's Market Value \$

20140918000293400 3/3 \$65.00
Shelby Cnty Judge of Probate, AL
09/18/2014 11:59:56 AM FILED/CERT

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 **September 12, 2014**

Print **Malcolm S. McLeod**

Unattested

Judith L. Squire
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires March 8th, 2018
My Commission Expires March 8th, 2018