

STATE OF ALABAMA)

COUNTY OF SHELBY)

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 WESTERN PROPERTIES LLC (herein, "Grantee"), whose address is P.O. Box 3610, Hueytown, AL 35023, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1 Monte Verde Lane, Motevallo, AL 35115

SOURCE OF TITLE: ~~Deed Book xxxxxx Page xxx~~ Instrument 20140203000030250

PROPERTY ID: 23 7 35 0 003 027.000

REAL PROPERTY TAX: \$ 547.72 due and payable by December 31st of the current year

\$75,000.00 consideration paid in cash.
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 04 day of September 2014.

14-60046 (prs)

Shelby County, AL 09/18/2014
State of Alabama
Deed Tax: \$75.00


20140918000293530 1/4 \$98.00
Shelby Cnty Judge of Probate, AL
09/18/2014 12:54:12 PM FILED/CERT

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware
limited liability company

By: [Signature] (SEAL)
Printed Name: Patrick Jones
Title: Avp

STATE OF Florida
COUNTY OF Miami Dade

I, Milagros Garcia, the undersigned Notary Public in and for said State and County, hereby
certify that Patrick Jones, whose name as
Avp 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]

MILAGROS GARCIA
Notary Public - State of Florida
My Comm. Expires Jan 9, 2017
Commission # EE 063633

[Signature]

SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

This instrument was prepared by:

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

When recorded, please mail to:

ALMA RUBIO
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

The Grantee's address is:

WESTERN PROPERTIES LLC
P.O. Box 3610
Hueytown, AL 35023

20140918000293530 2/4 \$98.00
Shelby Cnty Judge of Probate, AL
09/18/2014 12:54:12 PM FILED/CERT

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 1, ACCORDING TO THE SURVEY OF MONTE VERDE AS RECORDED IN MAP BOOK 6, PAGE 66,
SHELBY COUNTY, ALABAMA RECORDS.

SITUATE, LYING AND BEING IN SHELBY COUNTY, ALABAMA

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.



20140918000293530 3/4 \$98.00
Shelby Cnty Judge of Probate, AL
09/18/2014 12:54:12 PM FILED/CERT

Real Estate Sales Validation Form

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

U.S. 1031 EXCHANGE SERVICES,
INC. AS and INTERMEDIARY FOR
WESTERN PROPERTIES, and

Grantor's Name BAYVIEW LOAN SERVICING, LLC

Grantee's Name LLC

Mailing Address 4425 PONCE DE LEON BLVD
MIAMI, FL 33176

3400 S. TAMiami TRAIL, SUITE
Mailing Address 202
SARASOTA, FL 34239

Property Address 1 MONTE VERDE LN
MONTEVALLO, AL 35115-5443

Date of Sale September 12, 2014

Total Purchase Price \$75,000.00


or

Actual Value

\$

or

Assessor's Market Value \$


20140918000293530 4/4 \$98.00
Shelby Cnty Judge of Probate, AL
09/18/2014 12:54:12 PM 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


(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018