

20141017000330180  
10/17/2014 04:07:06 PM  
CORDEED 1/4

Commitment Number: 3227995  
Seller's Loan Number: 1004939599\_798595

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**235210002034000**

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**SPECIAL WARRANTY DEED OF CORRECTION**  
**THIS DEED IS BEING RECORDED TO CORRECT THE PRIOR RECORDED DEED**  
**RECORDED AS INST: 201403000074170 recorded 03/18/14, TO CORRECT THE NAME**  
**OF THE GRANTOR**

**ONEWEST BANK N.A. f/k/a ONEWEST BANK, FSB**, whose mailing address is **2900 Esperanza Crossing Austin, TX 78758**, hereinafter grantor, for \$110,700.00 (One Hundred Ten Thousand Seven Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **DEREK BRETT SIPPOLA**, hereinafter grantee, whose tax mailing address is **917 SW 4th Avenue, Alabaster, AL 35007**, the following real property:

**Lot 34, according to the Survey of Grandview Estates, Givianpour addition to Alabaster, as recorded in Map Book 19, Page 100 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama**  
**Property Address is: 107 GRANDE VIEW LN, MAYLENE, AL 35114-6062**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned on OCT 10 2014, 2014:

OneWest Bank, ~~FSB~~ **N.A**

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

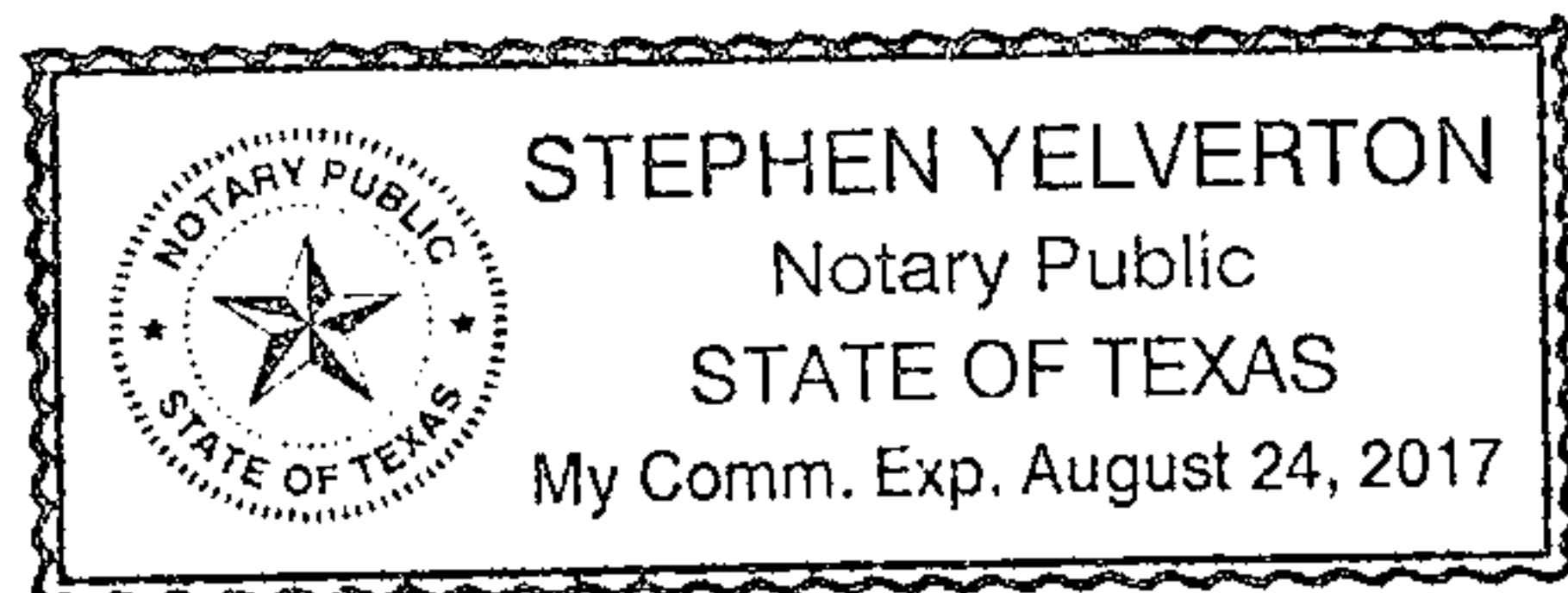
Name: Louise Chavez  
VP

Its: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Louise Chavez its Vice President, on behalf of the Grantor OneWest Bank, ~~FSB~~ **N.A**, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as \_\_\_\_\_ and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this OCT 10 2014 day of \_\_\_\_\_, 2014



Notary Public **STEPHEN YELVERTON**

# Real Estate Sales Validation Form

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

Grantor's Name ONEWEST BANK NA FKA ONE  
Mailing Address 2900 ESPERANZA CROSSING  
AUSTIN TX 78758

Grantee's Name DEREK BRETT SIPPOLA  
Mailing Address 107 GRANDE VIEW LANE  
MAYLENE, AL 35114

Property Address 107 GRANDE VIEW LANE  
MAYLENE, AL 35114

Date of Sale 10/10/2014  
Total Purchase Price \$ 110700.00

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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 10/17/14

Print \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/17/2014 04:07:06 PM  
\$24.00 CHARITY  
20141017000330180

Print Form

Form RT-1