

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., 5th Fl., Coral Gables, FL 33146, for and in consideration of the sum of One Hundred Fifty-five Thousand and no/Dollars (\$155,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to MICHAEL HUGGINS, a married person (together herein, "Grantees"), whose address is 68 Winterhaven Dr., Alabaster, AL 35007, 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: 68 Winterhaven Dr., Alabaster, AL 35007

SOURCE OF TITLE: 2013/216480430

PROPERTY ID: 23 2 10 1 001 001.026

REAL PROPERTY TAX: \$ N/A due and payable by December 31<sup>st</sup> 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 Grantees and Grantees' heirs and 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 Grantees and Grantees' heirs and 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 Grantees and Grantees' heirs and 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 24<sup>th</sup> day of October, 2014.

**GRANTOR:**

Bayview Loan Servicing, LLC, a Delaware  
limited liability company

By: *Sonia* (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]*

SIGNATURE OF NOTARY PUBLIC

My commission expires: 01/09/2017

**This instrument was prepared by:**

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

**When recorded, please mail to:**

STEPHANIE SPENCER  
TIMIOS, INC.  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA 91362

**The Grantee's address is:**

MICHAEL HUGGINS  
STACY HUGGINS  
68 WINTERHAVEN DR.  
ALABASTER, AL 35007

**EXHIBIT A**

[Legal Description]

ALL OF THAT CERTAIN REAL PROPERTY WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING, SITUATED IN SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF ALABASTER, COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 130, ACCORDING TO THE SURVEY OF SUMMER BROOK SECTOR 5-PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 105, IN THE PROBATE OFFICE OF 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.*



# Real Estate Sales Validation Form

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

Grantor's Name Bayview Loan Servicing, LLC  
Mailing Address 4425 Ponce De Leon Blvd  
Coral Gables, FL  
33146

Grantee's Name Michael Huggins  
Mailing Address 68 Winterhaven Dr.  
Alabaster, AL  
35007

Property Address 68 Winterhaven Dr.  
Alabaster, AL  
35007

Date of Sale 10/24/2014  
Total Purchase Price \$ 155,000.00

20141029000340540

10/29/2014 08:13:33 AM

DEEDS 4/4

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 10/24/2014

Print Milagros Garcia  
REC. CLERK

Sign MILAGROS GARCIA

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/29/2014 08:13:33 AM  
\$178.00 CHERRY  
20141029000340540

Print Form

Form RT-1