

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Title & Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

SEND TAX NOTICE TO:

Robert C Barnett
2107 5th Ave North
Suite 100
Gallatin AC 35203
Birmingham

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Twenty-Five Thousand and No/100 (\$125,000.00) and other good and valuable consideration paid in hand by the GRANTEE(S) herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Newbury REO 2013, LLC

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Robert C. Barnett

(herein referred to as GRANTEE(S), whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 982, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.
\$ 0 of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD, unto the said GRANTEE(S) his/her/their heirs and assigns forever.

Shelby County, AL 11/03/2014
State of Alabama
Deed Tax: \$125.00



20141103000345640 1/2 \$142.00
Shelby Cnty Judge of Probate, AL
11/03/2014 12:12:26 PM FILED/CERT

And Grantor does for itself and for its successors and assigns covenant with the said GRANTEE(S), his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE(S), his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President who is authorized to execute this conveyance, hereto set his/her signature and seal this the 22nd day of October, 2014.

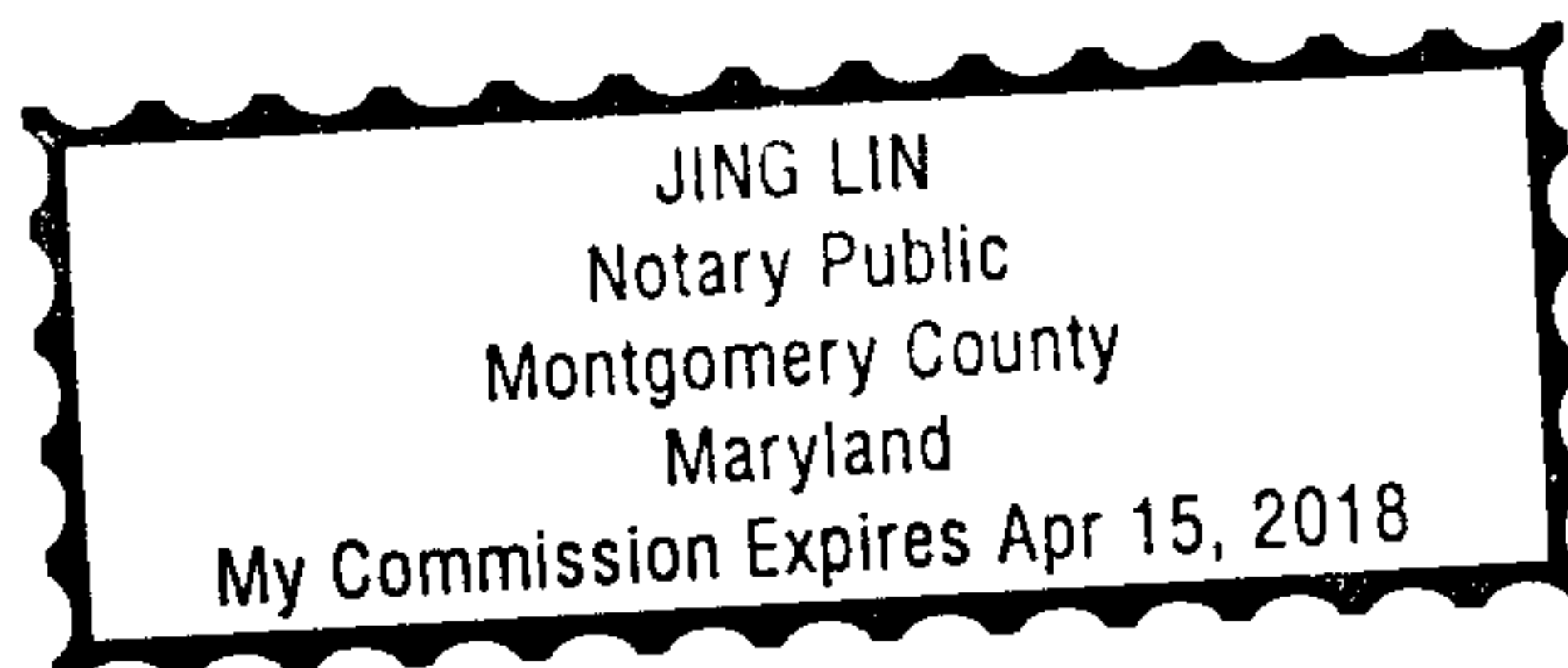
Newbury REO 2013, LLC

BY: Michael Nicolini
ITS: Vice President

STATE OF Maryland,
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Nicolini, whose name as Vice President of Newbury REO 2013, LLC, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 22nd day of October, 2014.



Notary Public
My Commission Expires: 04/15/18

14-0224

Real Estate Sales Validation Form

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

Grantor's Name Vice President

Grantee's Name Robert C Barnett

Mailing Address 7500 Old Georgetown Road,
Suite 1300
Bethesda, MD 20814

Mailing Address 2107 5th Ave N
Birmingham, AL 35203

Property Address 2064 Highview Way
Calera, AL 35040

Date of Sale October 23, 2014

Total Purchase Price \$125,000.00

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 October 23,
2014


Print

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one


20141103000345640 2/2 \$142.00
Shelby Cnty Judge of Probate, AL
11/03/2014 12:12:26 PM FILED/CERT