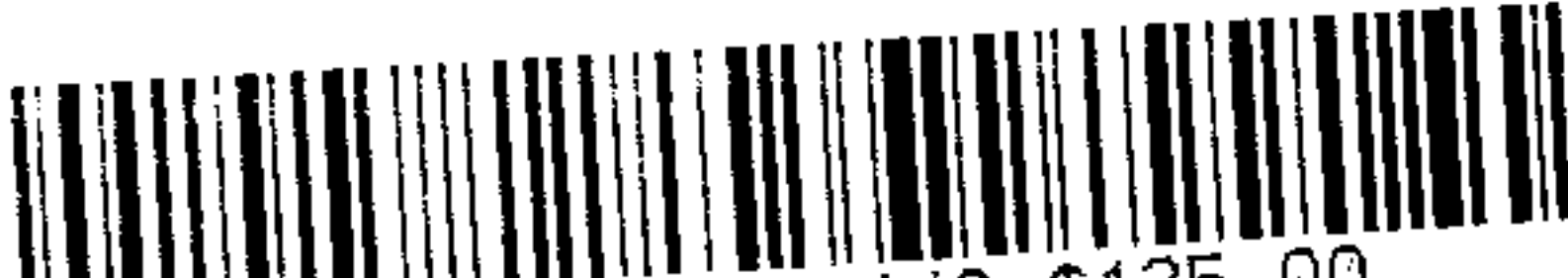


**Prepared By and Return To:**  
LandCastle Title, LLC  
Attn: Paul Kemp  
One Independence Plaza, Ste. 416  
Birmingham, AL 35209

Send Property Tax Notice to:

X3 Cordes Street  
Charleston, 29401

Order No.: AL-052-00460-14-PUR

  
20141104000347400 1/3 \$125.00  
Shelby Cnty Judge of Probate: AL  
11/04/2014 12:18:46 PM FILED/CERT

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

*KNOW ALL MEN BY THESE PRESENTS,*

That for and in consideration of the sum of One Hundred Five Thousand And No/100 Dollars (\$105,000.00) cash in hand paid to **Lakeview Loan Servicing, LLC** (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Conrex Residential Property Group 2013-1, LLC** (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Union Station Phase I, as recorded in Map Book 41, Page 41, in the Probate Office of Shelby County, Alabama.

Source of Title: Foreclosure Deed recorded on August 19, 2014 as Instrument Number 20140819000259420.

The subject property is not the homestead of the Grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

**This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded as Instrument Number 20140819000259420.**

IN WITNESS WHEREOF, Lakeview Loan Servicing, LLC has caused these presents to be executed in its name and on its behalf as aforesaid, on this the 24<sup>th</sup> day of October, 2014.

**GRANTOR:**

Lakeview Loan Servicing, LLC

BY: Colleen Newton

Name Colleen Newton  
Title Vice President

Shelby County, AL 11/04/2014  
State of Alabama  
Deed Tax: \$105.00

Deed (Special Warranty - AL)  
Servicer Loan No.:  
Property Address: 352 Union Station Way  
Calera, AL 35040

AL-052-00460-14-PUR

State of New York  
County of Erie



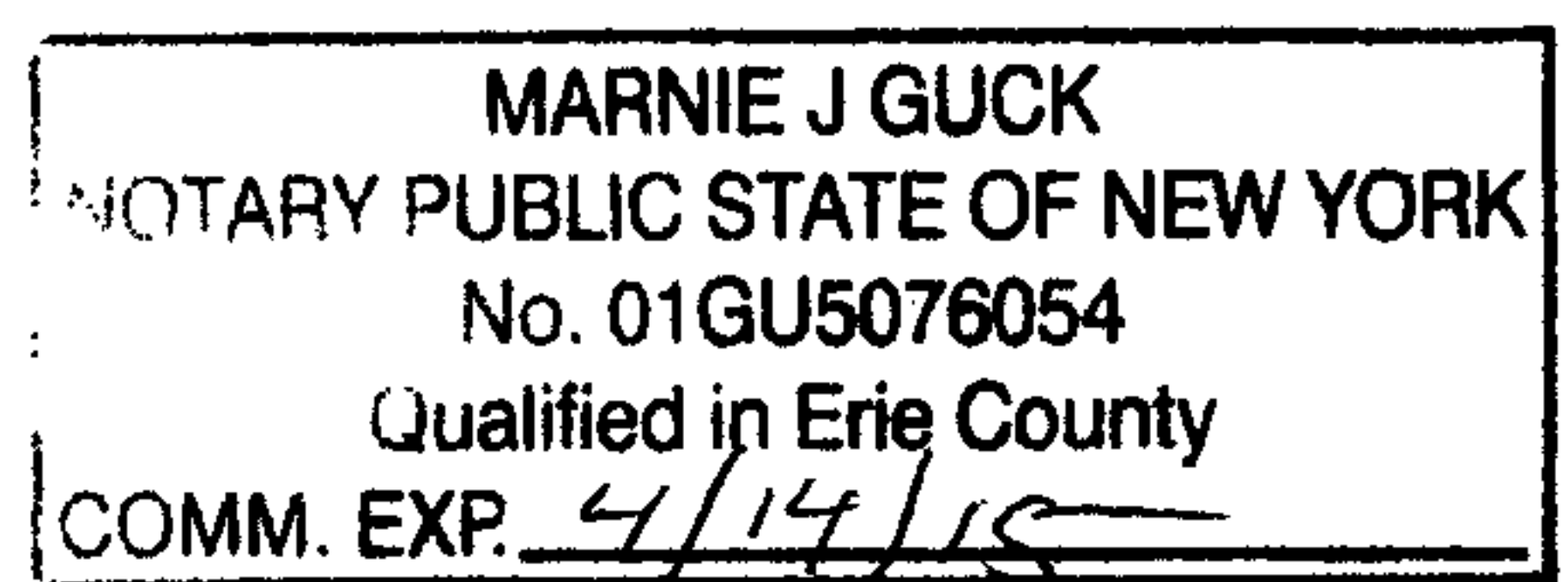
20141104000347400 2/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
11/04/2014 12:18:46 PM FILED/CERT

I, Marnie J. Guck, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Colleen M. Newton whose name as Vice President of Lakeview Loan Servicing, 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 he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this the 24<sup>th</sup> day of October, 2014

  
Notary Public  
My Commission Expires:

[Notary Seal]





# Real Estate Sales Validation Form

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

Grantor's Name Calvin Lee Sarnary Grantee's Name Conrex Residential  
Mailing Address \_\_\_\_\_ Mailing Address Property Group 2013-1  
\_\_\_\_\_  
\_\_\_\_\_ 3 Cordes St  
\_\_\_\_\_ Charleston SC 29401

Property Address 352 Union Station Way Date of Sale 10/31/14  
Calera AL Total Purchase Price \$ 105000.00  
35040  
\_\_\_\_\_  
\_\_\_\_\_ or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

20141104000347400 3/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
11/04/2014 12:18:46 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 ☐ Appraisal  
☒ Sales Contract ☐ Other \_\_\_\_\_  
☐ Closing Statement

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 \_\_\_\_\_

Print April Smith

\_\_\_\_\_  
Unattested

Sign \_\_\_\_\_

April Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one