



20141105000349540 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
11/05/2014 11:16:28 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Consuelo Click
Christopher Copeland

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred One And 00/100 Dollars (\$199,901.00) to the undersigned, CitiMortgage, Inc., by Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Consuelo Click, and Christopher Copeland, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Final Plat of Forest Ridge, as recorded in Map Book 31, Page 2, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to South Central Bell Telephone Company as recorded in Volume 326, Page 577.
4. Easement/right-of-way to Shelby County as recorded in Volume 211, Page 611.
5. Easement/right-of-way to Alabama Power Company as recorded in Instrument Number 20040629000355510.
6. Restrictive covenant as recorded in Instrument Number 20030204000064610 and amended by Instrument Number 20031216000807600.
7. 30-foot minimum building setback line as reserved and shown on recorded map.
8. Easement recorded in Volume 324, Page 506, Volume 341, Page 88, and Real 280, Page 595.
9. Declaration of Protective Covenants as recorded in Instrument Number 2003020400064610.
10. Articles of Incorporation of Forest Ridge Homeowners Association as recorded in Instrument Number 20080811000322020.
11. 10 foot easement on East lot line as shown on recorded plat.
12. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20140310000065520, in the Probate Office of Shelby County, Alabama.

\$_____ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.


Shelby County, AL 11/05/2014
State of Alabama
Deed Tax: \$4.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20 day of October, 2014.

CitiMortgage, Inc.

By Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact

By: [Signature]
Its **Justin Jung**, V.P.


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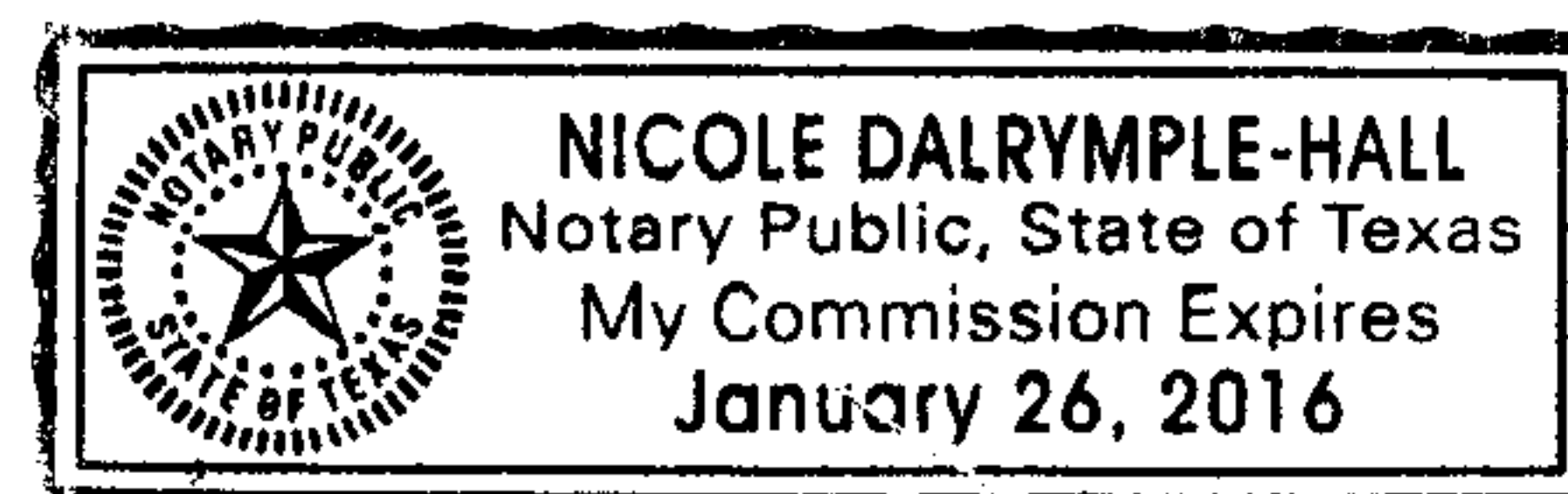
STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Justin Jung**, whose name as V.P. of Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact for CitiMortgage, Inc., 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 its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 20 day of October, 2014

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2014-000768



Real Estate Sales Validation Form

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

COPYLAND

Grantor's Name CITIMORTGAGE, INC
Mailing Address 1000 TECHNOLOGY DR.
MS 314
O'FAHLEN, MO 63368

Grantee's Name CONSUELO CLICK, CHRIS
Mailing Address 105 TIMBER RIDGE DR.
ALABASTON, AL 35007

Property Address 105 TIMBER RIDGE DR.
ALABASTON, AL
35007

Date of Sale 10/31/14
Total Purchase Price \$ 199,901.00


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


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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 10/31/14

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1