



20141212000391500 1/3 \$108.50  
Shelby Cnty Judge of Probate, AL  
12/12/2014 12:19:38 PM 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:  
Domingo Martinez

102 Hill Street  
ALABASTER AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Eight Thousand Seventy-Nine And 00/100 Dollars (\$88,079.00) to the undersigned, Household Finance Corporation of Alabama, by Altisource Solutions, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Domingo Martinez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in Shelby County, Alabama: Commence at the Northwest Corner of the South one half of the Northwest Quarter of the Southeast Quarter of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the said Half-Quarter-Quarter line a distance of 420.0 Feet to a point, thence turn an angle of 89 Degrees 59 Minutes 39 Seconds right and run Southerly a distance of 105.0 Feet to the Point of Beginning of the property being described. Thence continue along the last described course a distance of 105.00 Feet to a point, thence turn an angle of 89 Degrees 59 Minutes 39 Seconds left and run Easterly a distance of 210.0 Feet to a point; thence turn an angle of 90 Degrees 00 Minutes 21 Seconds left and run Northerly a distance of 105.00 Feet to a point, thence turn an angle of 89 Degrees 59 Minutes 39 Seconds left and run Westerly a distance of 210.0 Feet to the point of beginning. Subject property is located in Shelby County.

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 Grantee herein assume and agree to pay.
3. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. 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 #20140325000082390, in the Probate Office of Shelby County, Alabama.

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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 12/12/2014  
State of Alabama  
Deed Tax: \$88.50

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2nd day of ~~November~~, 2014.  
DECEMBER

Household Finance Corporation of Alabama

By Altisource Solutions, Inc., as Attorney in Fact

By: Mel-Ann Priez

Its AUTHORIZED SIGNOR

STATE OF GEORGIA

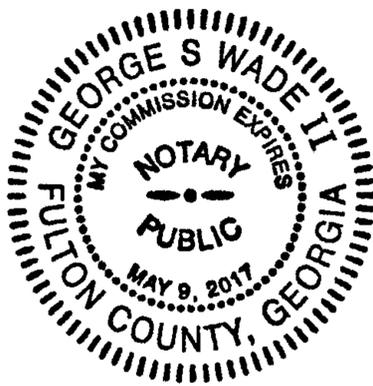
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MEL-ANN PRIEZ, whose name as AUTHORIZED SIGNOR FOR of Altisource Solutions, Inc., as Attorney in Fact for Household Finance Corporation of Alabama, 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 2nd day of ~~November~~, 2014.  
DECEMBER

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2014-000610



**Real Estate Sales Validation Form**

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

Grantor's Name Household Finance Corporation of  
Alabama  
Mailing Address 931 Corporate Center Drive  
Pomona, CA 91768

Grantee's Name Domingo Martinez  
Mailing Address 102 Hill Street  
ALABASTER AL 35007

Property Address 102 Hill Street  
Alabaster, AL 35007

Date of Sale 12/12/2014  
Total Purchase Price \$88,079.00  
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 12/12/2014

Unattested \_\_\_\_\_  
(verified by)

Print Domingo Martinez  
Sign Domingo Martinez  
(Grantor/Grantee/Owner/Agent) circle one