


SPECIAL WARRANTY DEED			
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$160,000.00			
SOURCE OF TITLE: Deed 20120727000271720 BOOK: _____ PAGE: _____		THIS INSTRUMENT WAS PREPARED BY Reverse Mortgage Solutions, Inc. 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050	
		 20150116000016770 1/4 \$183.00 Shelby Cnty Judge of Probate, AL 01/16/2015 11:51:40 AM FILED/CERT	
126431AL			
ADDRESS NEW OWNER(S) AS FOLLOWS: Alan Thompson		SEND TAX BILLS TO: Alan Thompson	MAP-PARCEL NUMBERS 09-3-07-0-001-013-007
(NAME) 20 Nevinshire Place		(NAME) 20510 Brook Highland Ridge	
(ADDRESS)		(ADDRESS) Birmingham AL 35242	
Birmingham (CITY)	AL (STATE)	35242 (ZIP)	(CITY) (STATE) (ZIP)

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **Reverse Mortgage Solutions, Inc.**, said grantor does hereby grant, bargain, sell, and convey unto **Alan Thompson**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved	<input type="checkbox"/>				
This is	<input checked="" type="checkbox"/>	property, known	20 Nevinshire Place	Birmingham	35242
improved		as			
			(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Alan Thompson**, and his/her/their assigns, forever.

Said **Reverse Mortgage Solutions, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Shelby County, AL 01/16/2015
State of Alabama
Deed Tax:\$160.00

IN WITNESS WHEREOF, the said Reverse Mortgage Solutions, Inc., has executed this deed this

24 day of Dec, 2014

Reverse Mortgage Solutions, Inc.

Randall Reynolds

Name:

RANDALL REYNOLDS

Title: AVP



20150116000016770 2/4 \$183.00
Shelby Cnty Judge of Probate, AL
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STATE OF TEXAS

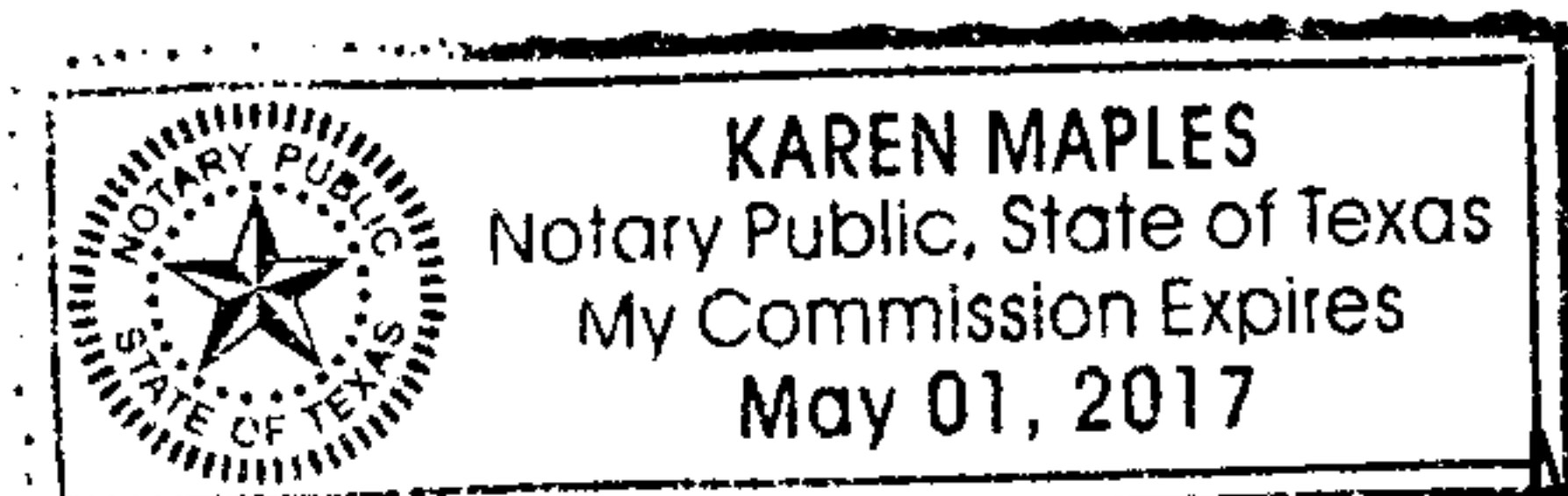
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Randall Reynolds, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of said **Reverse Mortgage Solutions, Inc.**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

Witness my hand and Notarial Seal this 24 day of Dec, 2014.

Karen Maples

Notary Public



My Commission expires: _____


RETURN TO:

Resource Title National Agency, Inc.
7100 E Pleasant Valley Rd #100
Independence, OH 44131

126431AL

Property: 20 Nevinshire Place,
Birmingham, AL 35242

EXHIBIT "A"


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Situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Nevinshire Village as recorded in Map Book 11, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to Reverse Mortgage Solutions, Inc., by Foreclosure Deed from Corvin Auctioneering, LLC, Michael Corvin, member, dated July 19, 2012 and recorded July 27, 2012, in Instrument No. 20120727000271720, said Probate Court, Shelby County, Alabama.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Reverse Mortgage Solutions, Inc. Mailing Address <u>5002 FM 1960 West Suite 100</u> <u>Houston, TX 77069</u> Property 20 Nevinshire Place Address Birmingham, AL 35242	Grantee's Name Alan Thompson Mailing Address <u>2056 Brook Highland Ridge</u> <u>Birmingham AL 35242</u> Date of Sale <u>1-12-15</u> Total Purchase Price <u>\$160,000.00</u> Or Actual value \$ _____ Or Assessor's Market \$ _____ Value
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20150116000016770 4/4 \$183.00
Shelby Cnty Judge of Probate, AL
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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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.

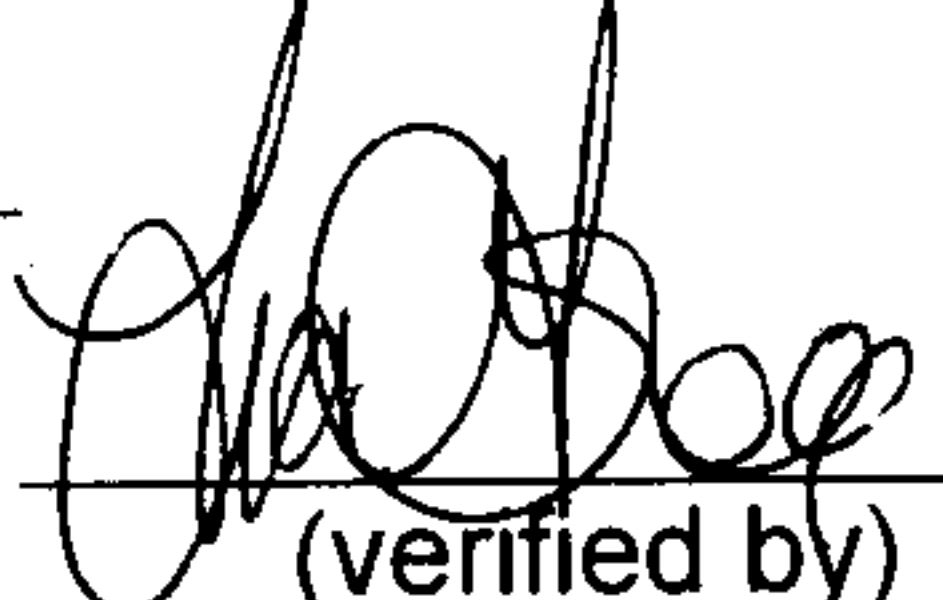
Total purchase price - the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

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 <u>12-24-14</u>	Print <u>RANDALL REYNOLDS</u>	
_____ Unattested	Sign <u></u>	
	(Grantor/Grantee/Owner/Agent) circle one	


(verified by)