

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:
Forvic, LLC
1 Abbey Lane
Birmingham, AL 32408

STATUTORY 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

Forvic, LLC

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

Lot 22, in Block 5, Oak Mountain Estates, Third Sector, according to the Map as recorded in Map Book 5, Page 83, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.

Zero (\$0.00) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD, unto the said GRANTEES it's successor's and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

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 18 day of December, 2014.


20150116000017700 1/2 \$142.00
Shelby Cnty Judge of Probate, AL
01/16/2015 02:47:21 PM FILED/CERT

Newbury REO 2013, LLC


BY: Lara George
ITS: Vice President

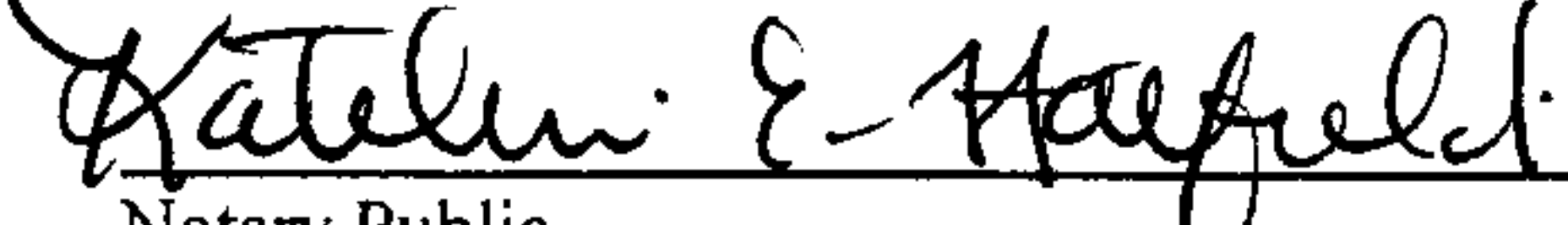
STATE OF Maryland ,

COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lara George 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 18th day of December, 2014.

KATELIN ELIZABETH HATFIELD
Notary Public
Montgomery County
Maryland
My Commission Expires April 11, 2018


Notary Public
My Commission Expires: 4/11/18

Shelby County, AL 01/16/2015
State of Alabama
Deed Tax: \$125.00

14-0595
07

Real Estate Sales Validation Form

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

Grantor's Name Newbury REO 2013, LLC

Grantee's Name Forvic, LLC

Mailing Address _____

Mailing Address 525 Canterbury Road
Pelham, AL 35124

Property Address 525 Canterbury Road
Pelham, AL 35124

Date of Sale December 19, 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

☐ 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 December 19,
2014

Print

William Cook

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20150116000017700 2/2 \$142.00
Shelby Cnty Judge of Probate, AL
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