

This instrument prepared by:
Jeff G. Underwood, Attorney

Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
JAG INVESTMENT STRATEGIES,
L.L.C.

5213 Logan Drive
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-Eight Thousand Seven Hundred Ninety-Nine And 00/100 Dollars (\$78,799.00) 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 JAG INVESTMENT STRATEGIES, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Volume 316, Page 345.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Deed Volume 324 Page 851.
5. Restrictive covenant as recorded in Misc. Book 32, Page 221.
6. 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 No. 20131031000430640, 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 02/11/2015
State of Alabama
Deed Tax: \$79.00



20150211000044300 1/3 \$99.00
Shelby Cnty Judge of Probate, AL
02/11/2015 11:17:45 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16 day of January, 2015.

Household Finance Corporation of Alabama

By Altisource Solutions, Inc., as Attorney in Fact

By: YD Malley

Its Authorized Signer

STATE OF GA

COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvette D. Malley, whose name as Authorized Signer 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 16 day of January, 2015.

A G Jackson

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2013-002218



20150211000044300 2/3 \$99.00
Shelby Cnty Judge of Probate, AL
02/11/2015 11:17:45 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Household Finance Corporation of</u> <u>Alabama</u>	Grantee's Name	<u>JAG INVESTMENT STRATEGIES,</u> <u>L.L.C</u>
Mailing Address	<u>1000 Abernathy Road NW,</u> <u>Building 400, Suite 200, Atlanta,</u> <u>GA 30328</u>	Mailing Address	<u>5213 Logan Drive</u> <u>Birmingham, AL 35242</u>
Property Address	<u>1217 Morning Star Lane</u> <u>Alabaster, AL 35007</u> _____ _____	Date of Sale	<u>02/10/2015</u>
		Total Purchase Price	<u>\$78,799.00</u>
		or	
		Actual Value	<u>\$</u> _____
		or	
		Assessor's Market Value	<u>\$</u> _____

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 02/10/2015

☐ Unattested

(verified by)

Print _____

Sign JAG Investment Strategies LLC
(Grantor/Grantee/Owner/Agent) circle one



20150211000044300 3/3 \$99.00
Shelby Cnty Judge of Probate, AL
02/11/2015 11:17:45 AM FILED/CERT

Form RT-1