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 Chty 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 day of January, 2015.

Household Finance Corporation of Alabama

By Altisource Solutions, Inc., as Attorney in Fact

Its Authorized hann

STATE OF	QA
COUNTY OF _	FULTON

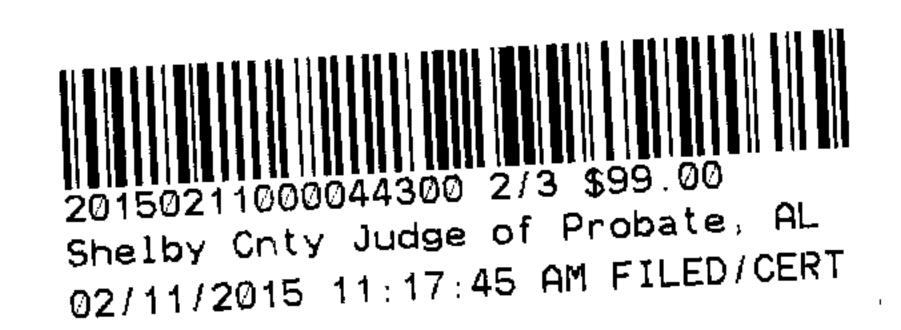
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that With a Malife whose name as Author 31d Signed of Altisource Solutions, Inc., as Attorney in Fact for Household Finance Corporation of Alabama, is signed to the foregoing conveyance, and who is known to me, 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  $\frac{16}{100}$  day of January, 2015.

NOTARY PUBLIC
My Commission expires:

AFFIX SEAL

2013-002218



## 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	Grantee's Name	JAG INVESTMENT STRATEGIES, L.L.C	
Mailing Address	1000 Abernathy Road NW, Building 400, Suite 200, Atlanta, GA 30328	Mailing Address	5213 Logan Drive Birmingham, AL 35242	
Property Address	1217 Morning Star Lane Alabaster, AL 35007	Date of Sale Total Purchase Price or		
			\$	
		Assessor's Market Value	\$	
•	actual value claimed on this form canentary evidence is not required)  - t	an be verified in the following do AppraisalOther	cumentary evidence: (check one)	
If the conveyance docuthis form is not require	ument presented for recordation cord.	ntains all of the required informa	tion referenced above, the filing of	
		nstructions		
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 modern conveyed.	nailing address – provide the name	of the person or persons to who	m interest to property is being	
Property address – the	e physical address of the property be	eing conveyed, if available.		
Date of Sale – the date	e on which interest to the property w	vas conveyed.		
Total purchase price – instrument offered for	the total amount paid for the purcharecord.	ase of the property, both real an	d personal, being conveyed by the	
• • • • • • • • • • • • • • • • • • •	operty is not being sold, the true varecord. This may be evidenced by a			
valuation, of the prope	and the value must be determined, rty as determined by the local official and the taxpayer will be penalized p	al charged with the responsibility	of valuing property for property tax	
understand that any fa	my knowledge and belief that the infoliate statements claimed on this form			
<u>Alabama 1975</u> § 40-22	2-1 (N).			
Date <u>02/10/2015</u>		Print	<u> </u>	
Unattested	(verified by)		Jent Strategies LLC Dwner/Agent) circle one	

20150211000044300 3/3 \$99.00 Shelby Cnty Judge of Probate, AL