



20150507000150160 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
05/07/2015 01:10:55 PM FILED/CERT

Commitment Number: 14NL39262

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22 8 33 0 002 108.000

14036193

LIMITED WARRANTY DEED

BAYVIEW LOAN SERVICING, LLC, hereinafter grantor, whose tax-mailing address is **4425 Ponce de Leon Blvd. 5th Floor, Coral Gables, FL 33146**, for \$108,000.00 (One Hundred Eight Thousand Dollars and no cents) in consideration paid, grants with covenants of limited warranty to **ZOETTE DOBBERT**, a single person and **BRANDON MARTELLA**, a married person, hereinafter grantee, whose tax mailing address is 128 E. Milgeo Ave, the following real property:

Ripon, CA 95366

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 96, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM JACKIE WILLIAMS CO., INC., A CORPORATION RECORDED 03/17/2003 IN DOCUMENT NUMBER 20030317000161020, IN SAID COUNTY AND STATE.

Shelby County, AL 05/07/2015
State of Alabama
Deed Tax: \$108.00

Property Address is: 149 SPRING STREET, CALERA, AL 35040

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: _____

Executed by the undersigned on April 8, 2015:

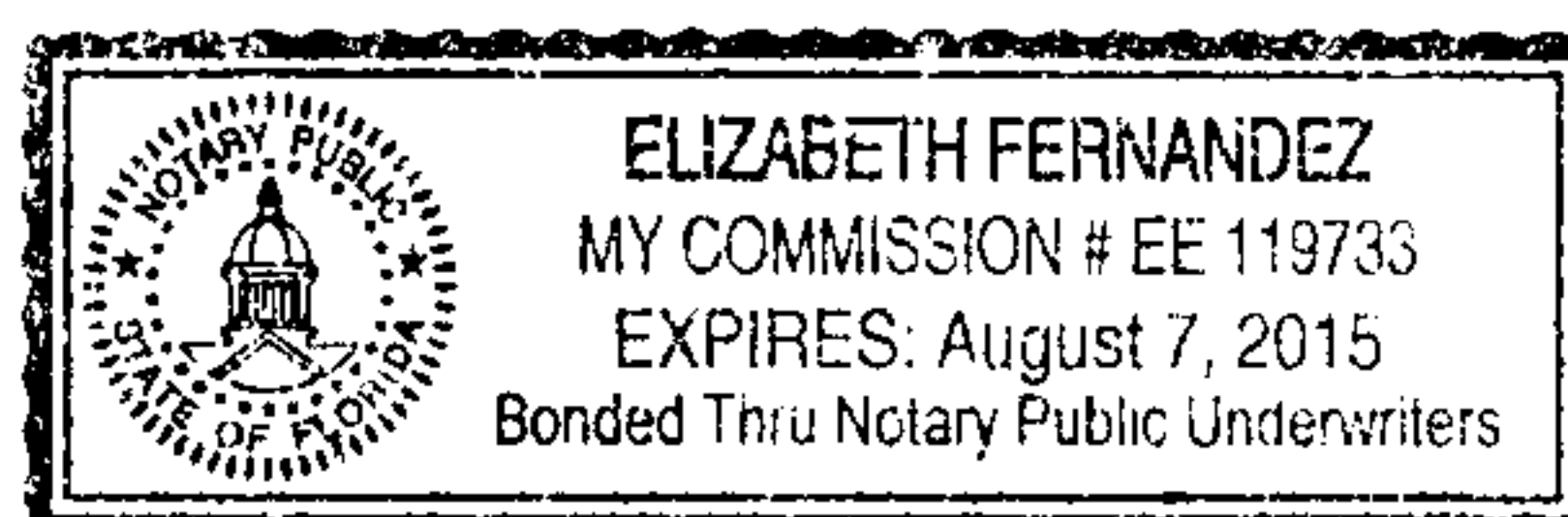
PAUL GOUV, ATT
BAYVIEW LOAN SERVICING, LLC

STATE OF Alabama
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **BAYVIEW LOAN SERVICING, LLC, By JPMorgan Chase as Attorney in Fact** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 8 day of April, 2015

Elizabeth Fernandez
Notary Public



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Real Estate Sales Validation Form

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

Grantor's Name Bayview Loan Servicing, LLC
Mailing Address 4425 Ponce de Leon Blvd 5th Flr
Coral Gables, FL 33146

Grantee's Name Zoette Dobbert
Mailing Address Brandon Martella
149 Spring St
Calera, AL 35040

Property Address _____

Date of Sale 4/8/2015

Total Purchase Price \$ 108,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Deed

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 5/6/15

Print Eileen Joiner

Unattested

Sign Eileen Joiner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1