

Send tax notice to:  
Sheila G. Crawford  
187 Churchill Drive  
Maylene, AL 35114  
File No. BHM1500198

20150612000196560 1/2 \$157.00  
Shelby Cnty Judge of Probate, AL  
06/12/2015 09:53:11 AM FILED/CERT

**SPECIAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, New York Community Bank, 1801 East 9<sup>th</sup> Street, Suite 200, Cleveland, OH 44114, for and in consideration of TEN DOLLARS 00/100 (\$10.00) and other good and valuable consideration received from Sheila G. Crawford (the "Grantee"), and to Grantees heirs and assigns, whose tax mailing address will be, 187 Churchill Drive, Maylene, AL, 35114, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in SHELBY County ALABAMA, and more particularly described as follows:

**Lot 235, according to the map of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.**

Parcel ID 23-2-04-0-006-036.000  
Property Address: 187 Churchill Drive, Maylene, AL 35114

**\$72,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

**IN WITNESS WHEREOF**, Grantor has signed and acknowledged this Special Warranty Deed as of June 4<sup>th</sup>, 2015.

Signed and Acknowledged  
in the Presence of:

*Theresa W. Wadsworth*  
*Anthony Valentino*  
State of Ohio )  
County of Cuyahoga ) SS:

*Kathleen Shelton*  
Kathleen Shelton  
Real Estate Asset Specialist, Lead  
New York Community Bank

Before me, a Notary Public in and for County and State, on this 4<sup>th</sup> day of June, 2015 personally appeared the above named Kathleen Shelton, Real Estate Asset Specialist, Lead for New York Community Bank, who acknowledged to me that, with due authorization, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said bank.

*Timothy J. Szokan II*  
Notary Public

My Commission expires 8/16/15

Seal:



TIMOTHY J. SZOKAN II  
Notary Public, State of Ohio  
Recorded in Lake County, Ohio  
My Commission Expires Aug. 16, 2015

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Parkway Suite 645  
Birmingham, AL 35243

Shelby County, AL 06/12/2015  
State of Alabama  
Deed Tax: \$140.00

# Real Estate Sales Validation Form

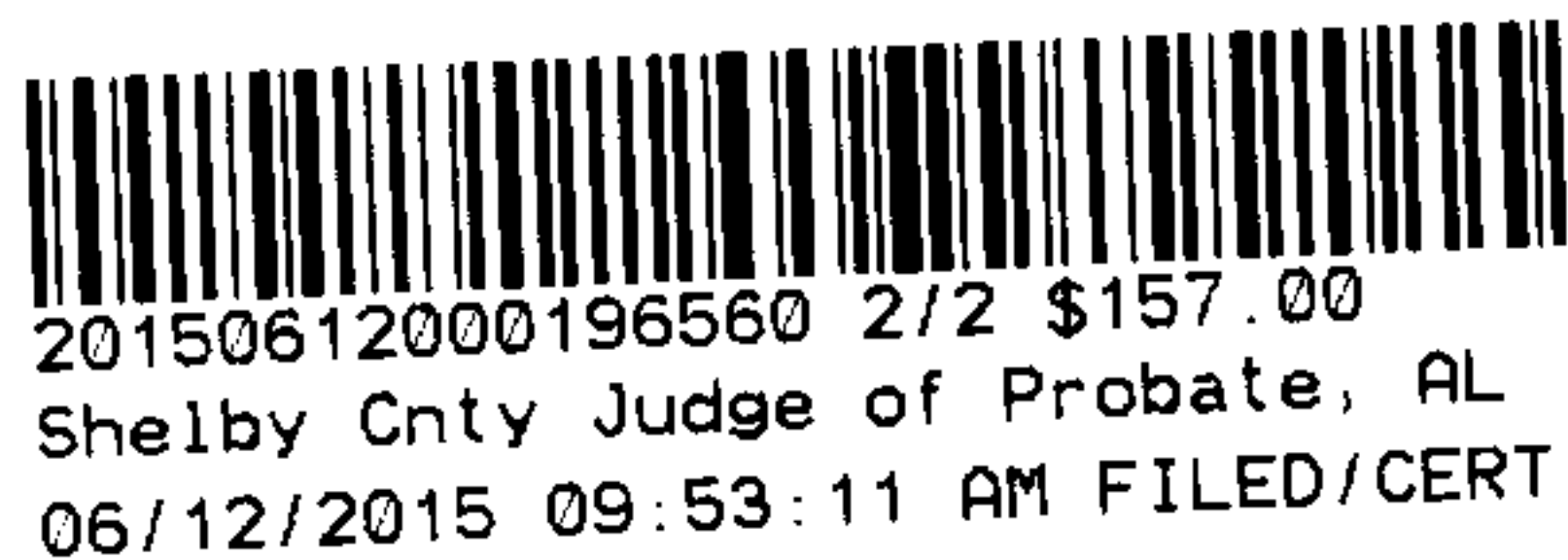
*This document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: New York Community Bank

Mailing Address: 1801 East 9<sup>th</sup> St Suite 200  
Cleveland, OH 44114

Grantee's Name: Sheila Green Crawford

Mailing Address: 187 Churchill Dr  
Maylene, AL 35114



Property Address: 187 Churchill Dr  
Maylene, AL 35114

County: Shelby

Date of Sale: 6/5/2015

Total Purchase Price: \$139,900.00

or

Actual Value: \$ n/a

or

Assessor's Market Value: \$ n/a

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:

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: 6/5/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

( Grantor / Grantee / Owner / Agent ) Circle One

Form RT-1