

SPECIAL WARRANTY DEED		
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$74,150.00		
SOURCE OF TITLE: Deed 20141229000405130 BOOK: _____ PAGE: _____		THIS INSTRUMENT WAS PREPARED BY Yochiti Martinez Reverse Mortgage Solutions, Inc. 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050
147062AL		
ADDRESS NEW OWNER(S) AS FOLLOWS:  Luis E. Rodriguez and Addhanart L. Orozco	SEND TAX BILLS TO:  Luis E. Rodriguez and Addhanart L. Orozco	MAP-PARCEL NUMBERS  23 5 22 0 001 032.000
(NAME)  214 Meadowlark Dr	(NAME)  319 Willow Glen Drive	
(ADDRESS)	(ADDRESS)	
Alabaster AL 35007 (CITY) (STATE) (ZIP)	Alabaster, AL 35007 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **Reverse Mortgage Solutions, Inc.**, said grantor does hereby grant, bargain, sell, and convey unto **Luis E. Rodriguez and Addhanart L. Orozco**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐  
This is ☒ property, known 214 Meadowlark Dr Alabaster 35007  
improved as  
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Luis E. Rodriguez and Addhanart L. Orozco**, and his/her/their assigns, forever.

Said **Reverse Mortgage Solutions, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.



IN WITNESS WHEREOF, the said Reverse Mortgage Solutions, Inc., has executed this deed this 3 day of Sept, 2015.

Reverse Mortgage Solutions, Inc.

Name:

Title: Xochitl Martinez, Assistant Vice President  
REO Management Solutions, LLC

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Xochitl Martinez, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Deed of said **Reverse Mortgage Solutions, Inc.**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

Witness my hand and Notarial Seal this 3 day of Sept, 2015.

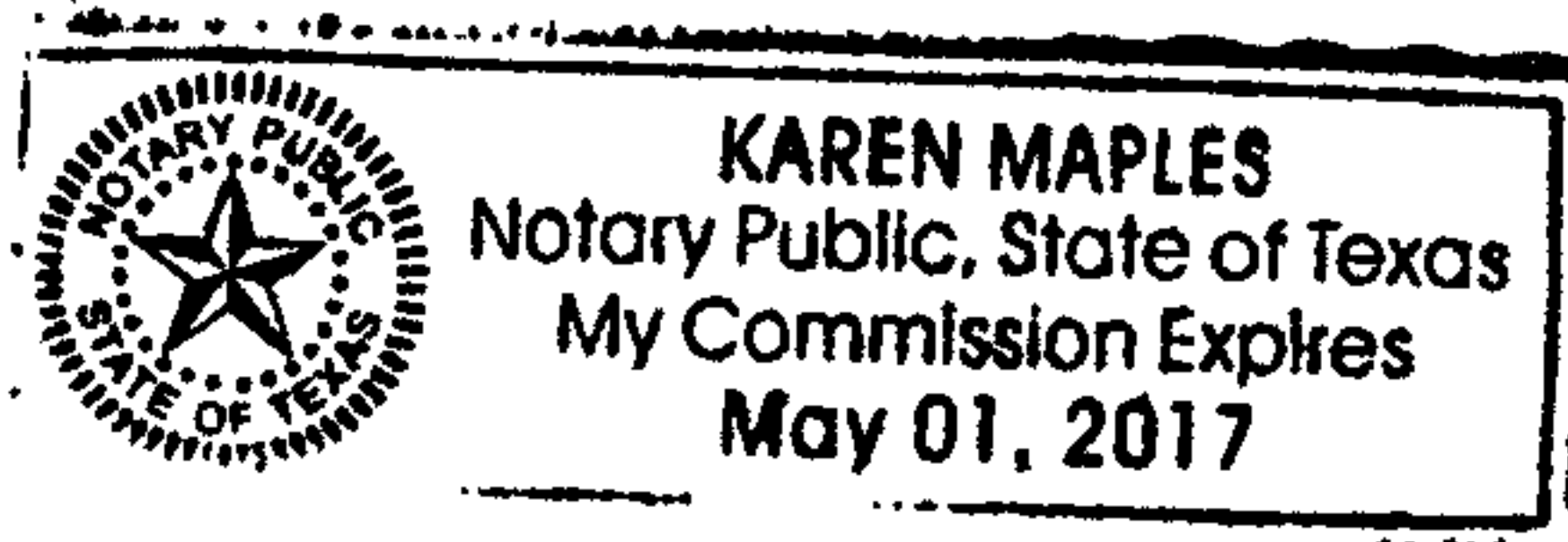
Karen Maples

Notary Public

My Commission expires: \_\_\_\_\_

RETURN TO:

Resource Title National Agency, Inc.  
7100 E Pleasant Valley Rd #100  
Independence, OH 44131



147062AL

Property: 214 Meadowlark Dr,  
Alabaster, AL 35007



20151001000344180 2/4 \$97.50  
Shelby Cnty Judge of Probate, AL  
10/01/2015 01:57:10 PM FILED/CERT



**EXHIBIT "A"**

**Situated in Shelby County, Alabama, to-wit:**

**Lot 15, Block 5, according to the survey of Meadowview, First Sector Addition, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama.**

**Being the same property conveyed to Reverse Mortgage Solutions, Inc., by Foreclosure Deed from Reed Hudson, Auctioneer, dated December 17, 2014 and recorded December 29, 2014, in Instrument No. 20141229000405130, said Probate Court, Shelby County, Alabama.**



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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    Reverse Mortgage Solutions, Inc. Mailing Address <u>5222 Cypress Creek Pkwy</u> <u>Houston, TX 77069</u> Property            214 Meadowlark Dr Address            Alabaster, AL 35007	Grantee's Name    Luis E. Rodriguez and Addhanart L. Orozco Mailing Address <u>39 Willow Glen Dr.</u> <u>Alabaster, AL 35007</u> Date of Sale <u>9-18-15</u>
Total Purchase Price <u>\$74,150.00</u>	
Or	
Actual value <u>\$</u>	
Or	
Assessor's Market <u>\$</u> 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)

<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.

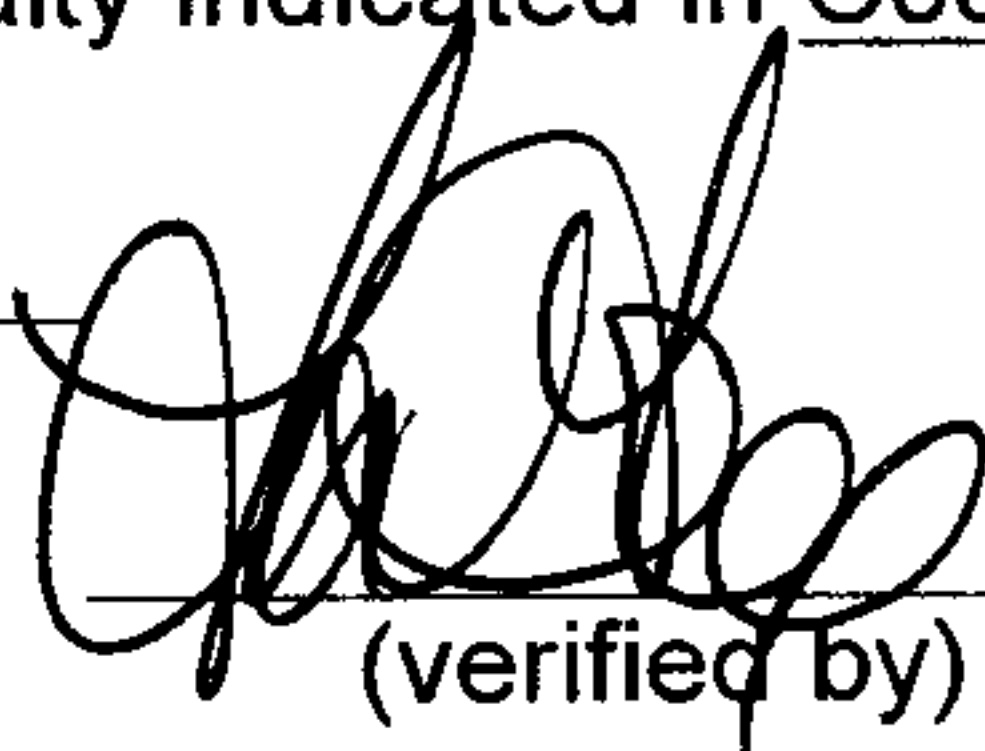
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

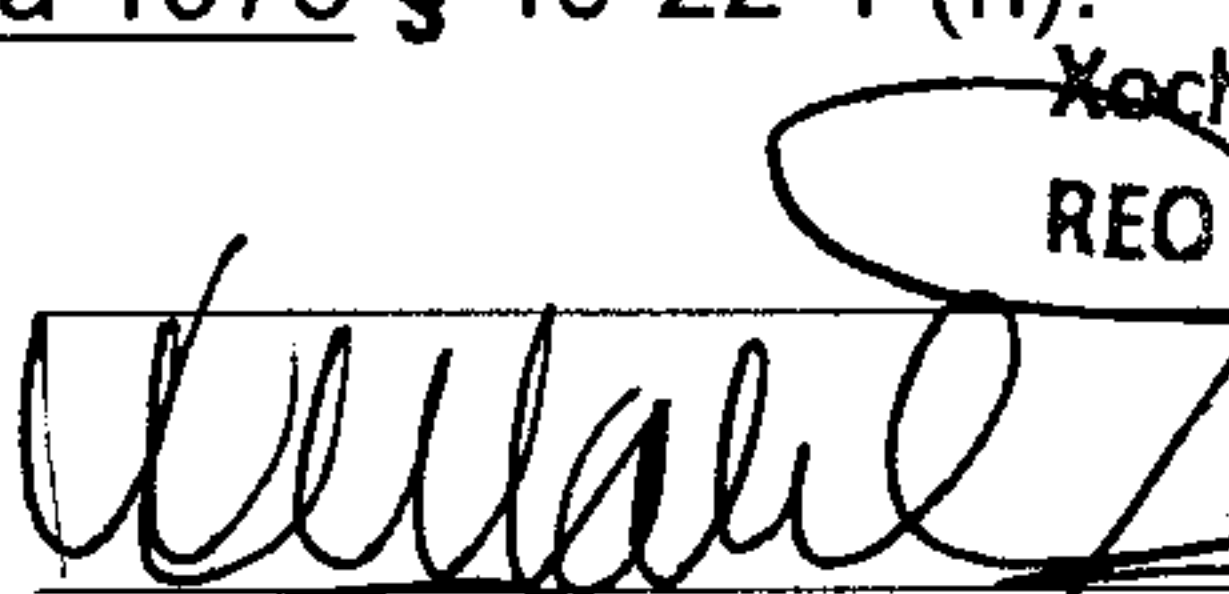
Date    9-3-15

Unattested

  
(verified by)

Print

Sign

  
Xochitl Martinez, Assistant Vice President  
REO Management Solutions, LLC  
(Grantor/Grantee/Owner/Agent) circle  
one



20151001000344180 4/4 \$97.50  
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