

20151008000352780
10/08/2015 08:13:14 AM
DEEDS 1/5

AFTER RECORDING RETURN TO:
PRIME ASSET FUND
P.O. BOX 447
ODESSA, FL 33556-0447
File No. 225287997

MAIL TAX STATEMENTS TO:
PRIMESTAR FUND I TRS, INC.
PO BOX 447
ODESSA, FL 33556

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

Tax ID No.: 23-2-10-3-002-046.000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 7 day of October, 2015, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST**, organized and existing under the laws of the State of Florida, a mailing address of PO BOX 447, ODESSA, FL 33556 hereinafter referred to as Grantor(s) and **PRIMESTAR FUND I TRS, INC.**, a mailing address of PO BOX 447, ODESSA, FL 33556, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20150923000332830, Recorded: 09/23/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 23-2-10-3-002-046.000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 7 day of October, 2015.

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST

BY: 

NAME: JAMIE RAND

TITLE: VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me on October 7, 2015, by JAMIE RAND, the VICE PRESIDENT of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST, on behalf of said entity.

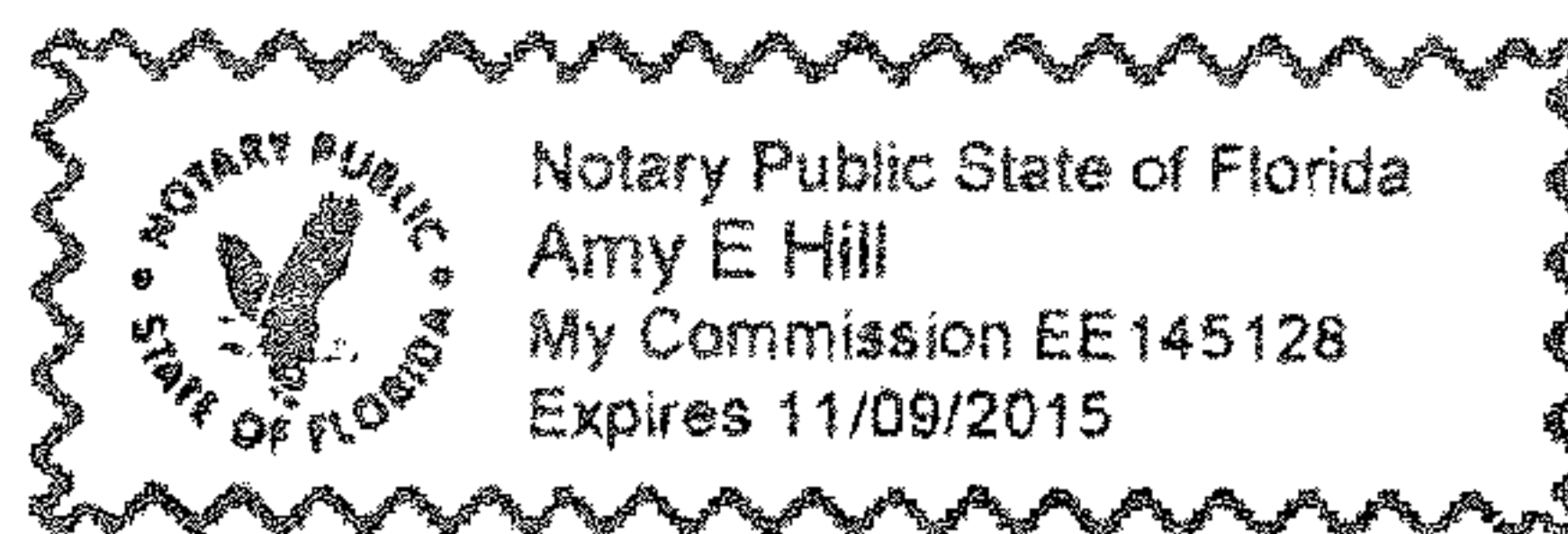
WITNESS my hand and official seal.


NOTARY PUBLIC SIGNATURE

Amy E. Hill

Printed Name of Notary Public

My commission expires: 11-9-15



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SHELBY STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

LOT 46, ACCORDING TO THE RERECORDED SURVEY OF KENTWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NUMBER: 23-2-10-3-002-046.000

PROPERTY COMMONLY KNOWN AS: 139 KENTWOOD LANE, ALABASTER, AL 35007

CERTIFICATE OF EXEMPTION OF SELLER

SELLER: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST

Property Address: 139 KENTWOOD LANE, ALABASTER, AL 35007

INSTRUCTIONS:

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, Code of Alabama 1975. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the affidavit of seller unless the buyer knows or should know, based on the knowledge of buyer at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on the affidavit of seller. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

☐ The property being sold is the principal residence of seller within the meaning of Section 121 of the Internal Revenue Code.

☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

☐ The seller or buyer is a subdivision, agency or authority of the United States of America or the State of Alabama.

☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.

☐ The seller or buyer is a private mortgage insurance company.

☒ **The purchase price of the property is less than \$300,000.00.**

☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.

☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.

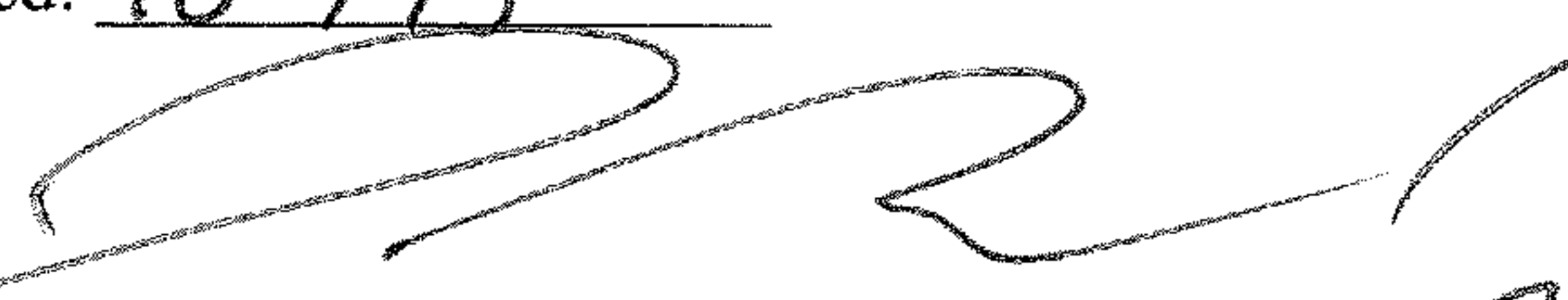
☐ The seller is an insurance company which pays to Alabama a tax on its premium income.

☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes. A deferred Section 1031 exchange will qualify for this exemption only if the seller agrees for the qualified intermediary to remit withholding due in the event that monies remain after the deferral period.

☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

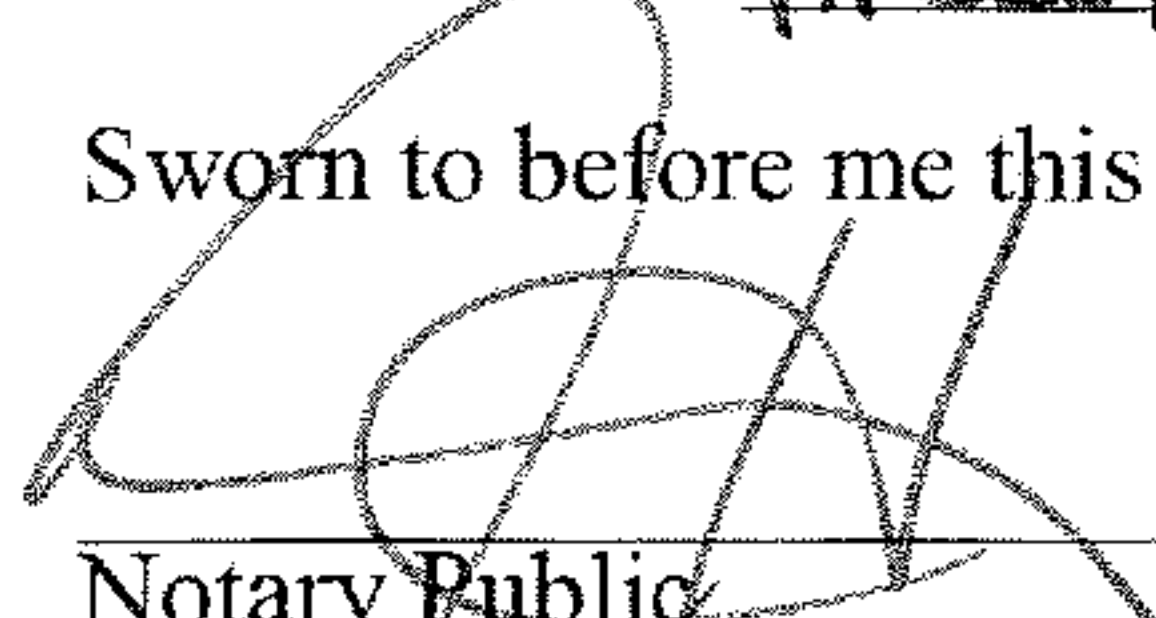
Under penalties of perjury, I swear that the above information is, to the best of my knowledge and belief, true, correct, and complete.

Dated: 10-7-15

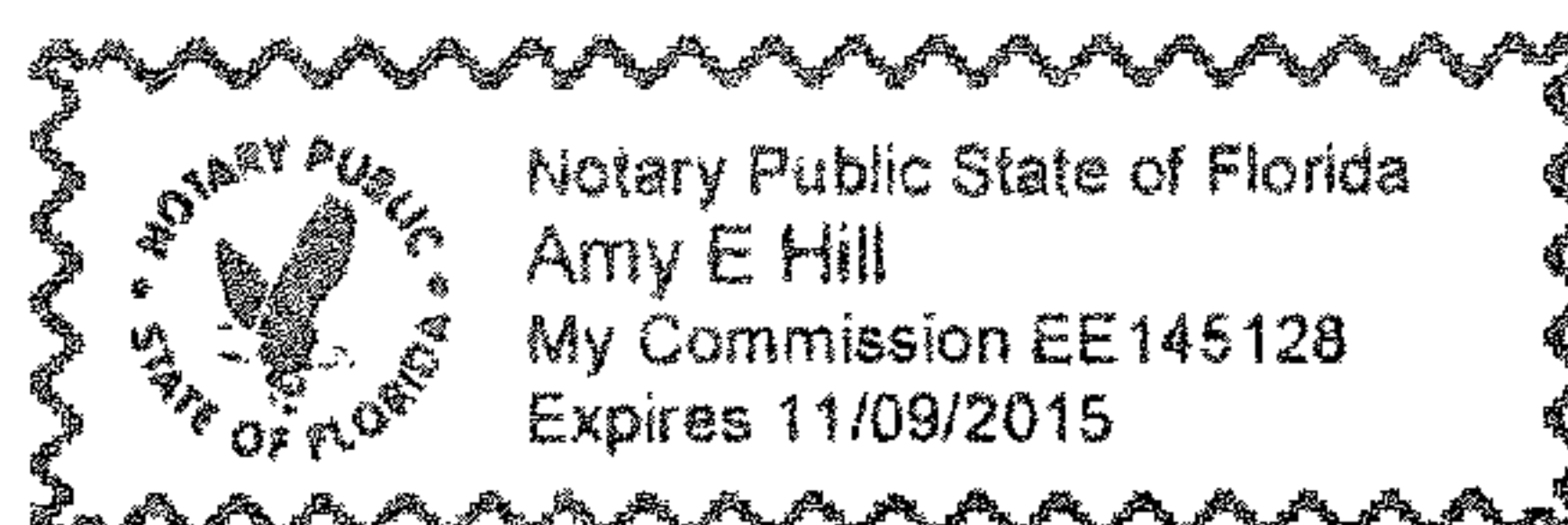

Signature of Seller (and Title, if applicable)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to before me this 7 day of October, 2015 by Jamie Rand


Notary Public

My Commission Expires: 11-9-15



Real Estate Sales Validation Form

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

Grantor's Name PrimeStar-H Fund I Trust
 Mailing Address PO Box 447
Odessa, FL 33550

Grantee's Name PrimeStar Fund I TRS, Inc.
 Mailing Address PO Box 447
Odessa, FL 33550

Property Address 139 Hawthood Lane
Alabaster, AL 35007

Date of Sale 10-7-15
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 204,400



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/08/2015 08:13:14 AM
 S230.50 CHERRY
 20151008000352780

[Signature]

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 Assessor website

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 10-7-15

Print Jamie Rand

Unattested

[Signature]
 (verified by) *[Signature]*

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one