

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Michael Maziarz
Elizabeth Maziarz
132 SPRING Road
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Nine Thousand Five Hundred And 00/100 Dollars (\$149,500.00) to the undersigned, UMB Bank, National Association, not in its individual capacity but solely as Legal Title Trustee of MART Legal Title Trust 2015-NPL1, by Servis One, Inc. dba BSI Financial Services, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael Maziarz, and Elizabeth Maziarz, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office 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 Grantees herein assume and agree to pay.
3. 20-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to Alabama Power Company as recorded in Volume 109, Page 502.
5. Easement/right-of-way to Shelby County as recorded in Volume 135, Page 126.
6. Restrictive covenant as recorded in Instrument No. 1996-330329.
7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Restrictions as shown on recorded plat.

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 Grantees, their heirs and assigns, forever.


Shelby County, AL 11/16/2015
State of Alabama
Deed Tax: \$149.50


20151116000396550 1/4 \$172.50
Shelby Cnty Judge of Probate, AL
11/16/2015 02:17:29 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of November, 2015.

UMB Bank, National Association, not in its individual capacity but solely as Legal Title Trustee of MART Legal Title Trust 2015-NPL1

By Servis One, Inc. dba BSI Financial Services, as Attorney in Fact

By: 
Brian Sindell
Vice President
Its _____

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as CEO of Servis One, Inc. dba BSI Financial Services, as Attorney in Fact for UMB Bank, National Association, not in its individual capacity but solely as Legal Title Trustee of MART Legal Title Trust 2015-NPL1, 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 _____ day of November, 2015.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2015-001334



20151116000396550 2/4 \$172.50
Shelby Cnty Judge of Probate, AL
11/16/2015 02:17:29 PM FILED/CERT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On 11/4/15 before me, D. Waldron,

Date

Here Insert Name and Title of the Officer

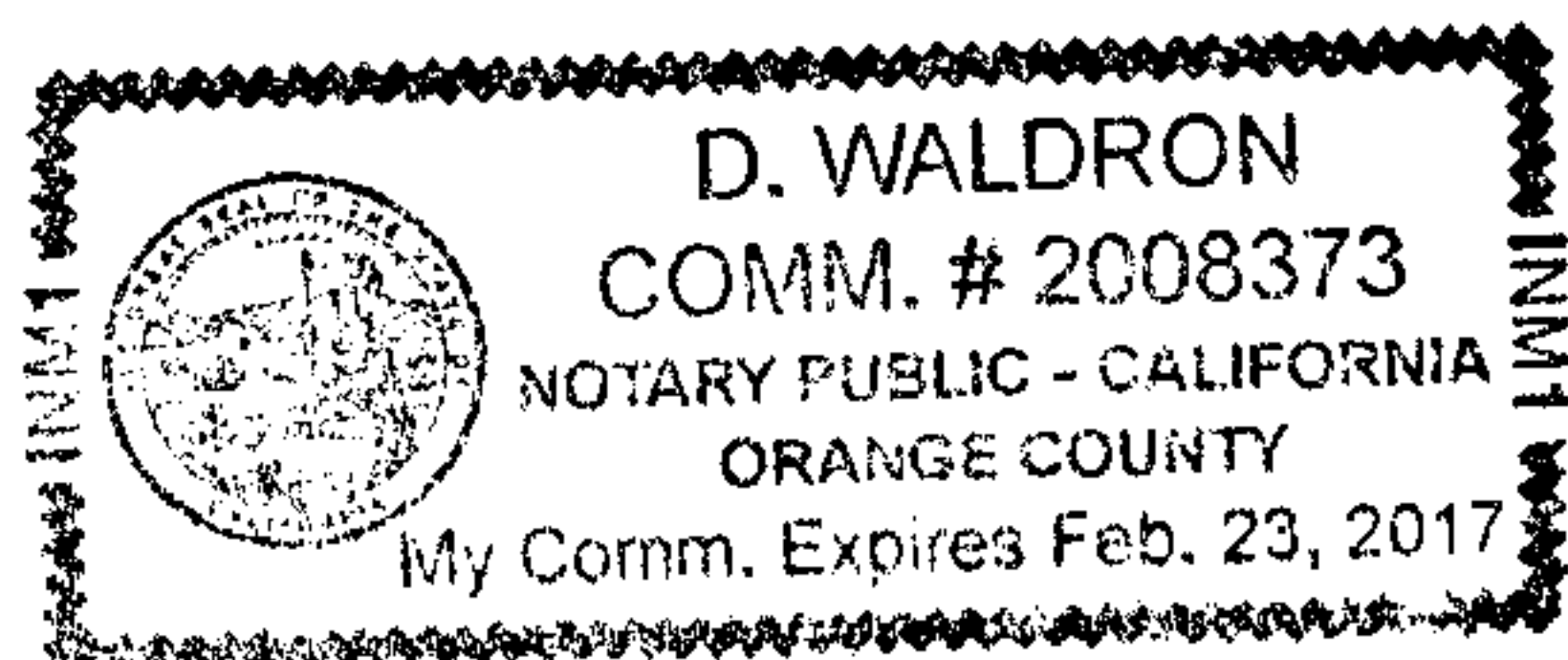
personally appeared Brian Sindell

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: 11/4/15

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Brian Sindell

☒ Corporate Officer — Title(s): Vice President

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____



Real Estate Sales Validation Form

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

Grantor's Name UMB Bank, National Association,
not in its individual capacity but
solely as Legal Title Trustee of
MART Legal Title Trust 2015-
NPL1

Mailing Address 314 Franklin Street, Titusville, PA
16354

Property Address 114 Calumet Dr
Birmingham, AL 35242

Grantee's Name Michael Maziarz, Elizabeth
Maziarz

Mailing Address 132 Spring Rd
Birmingham AL
35242

Date of Sale 11/09/2015
Total Purchase Price \$149,500.00
or
Actual Value \$ _____
or
Assessor's Market 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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 11/09/2015

____ Unattested

(verified by)

Print Michael Maziarz
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

