

Send Tax Notice To:
Satya Sai Babu Nijampatnam
522 Stewards Gln, Birmingham, AL 35242

Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF **Shelby**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$500,500.00 (Five Hundred Thousand Five Hundred Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass Through Certificates, MLMBS 2007-3** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Satya Sai Babu Nijampatnam** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

All that certain parcel of land situate in the County of Shelby, State of Alabama, described as follows: Lot 406, according to the Survey of Greystone Legacy 4th Sector, as recorded in Map Book 28, Page 41, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **20150318000085620**, of the Public Records of the **Probate Judge** of **Shelby County**, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this **28 day of October, 2015**.

220-AL-V4

Shelby County, AL 12/03/2015
State of Alabama
Deed Tax: \$500.50



20151203000413400 1/3 \$520.50
Shelby Cnty Judge of Probate, AL
12/03/2015 02:41:07 PM FILED/CERT

Witness (If Applicable)

**HSBC Bank USA, National Association as
Trustee for Merrill Lynch Mortgage
Investors, Inc., Mortgage Pass Through
Certificates, MLMBS 2007-3, by Wells
Fargo Bank, NA who has been appointed
as Attorney-in-Fact**

By: _____

Name: **Marina Vega**

By: _____

Name: **Y. Granillo**
Its: **VP Loan Documentation**

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 San Bernardino)

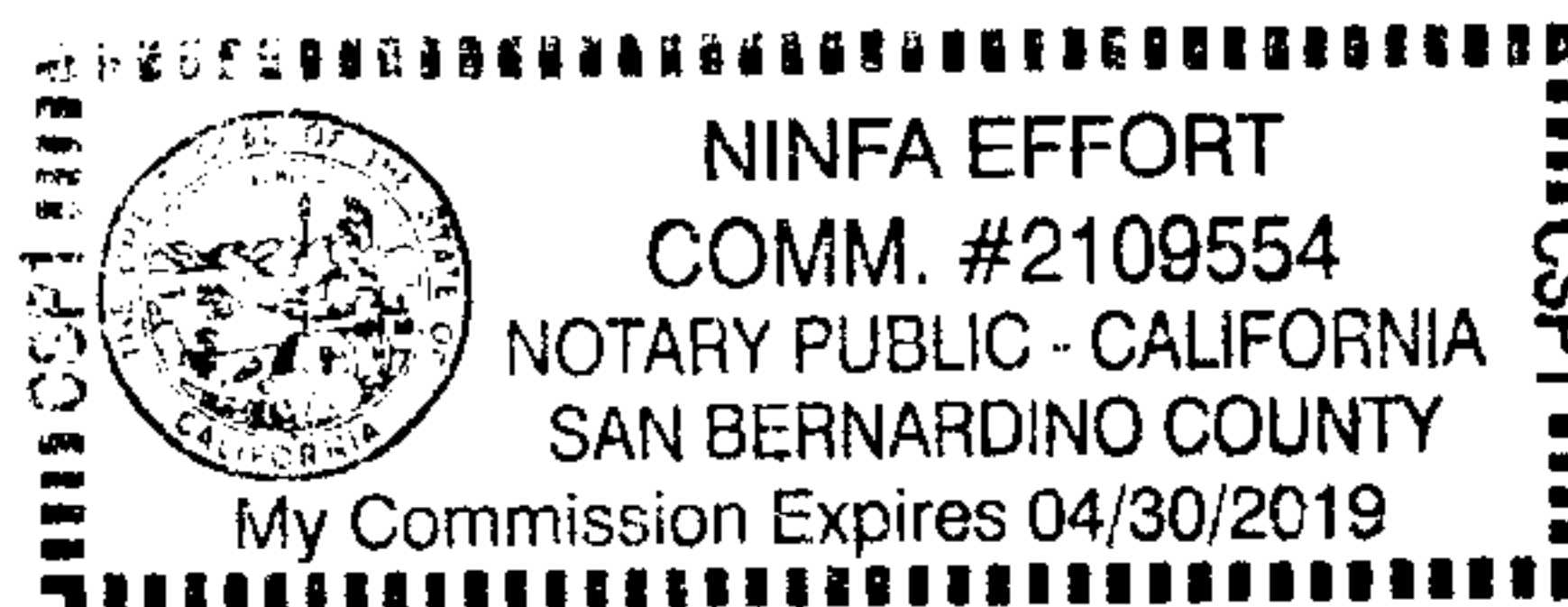
On 10/28/15 before me, **Ninfa Effort** Notary Public.

personally appeared **Y. Granillo**, 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 _____



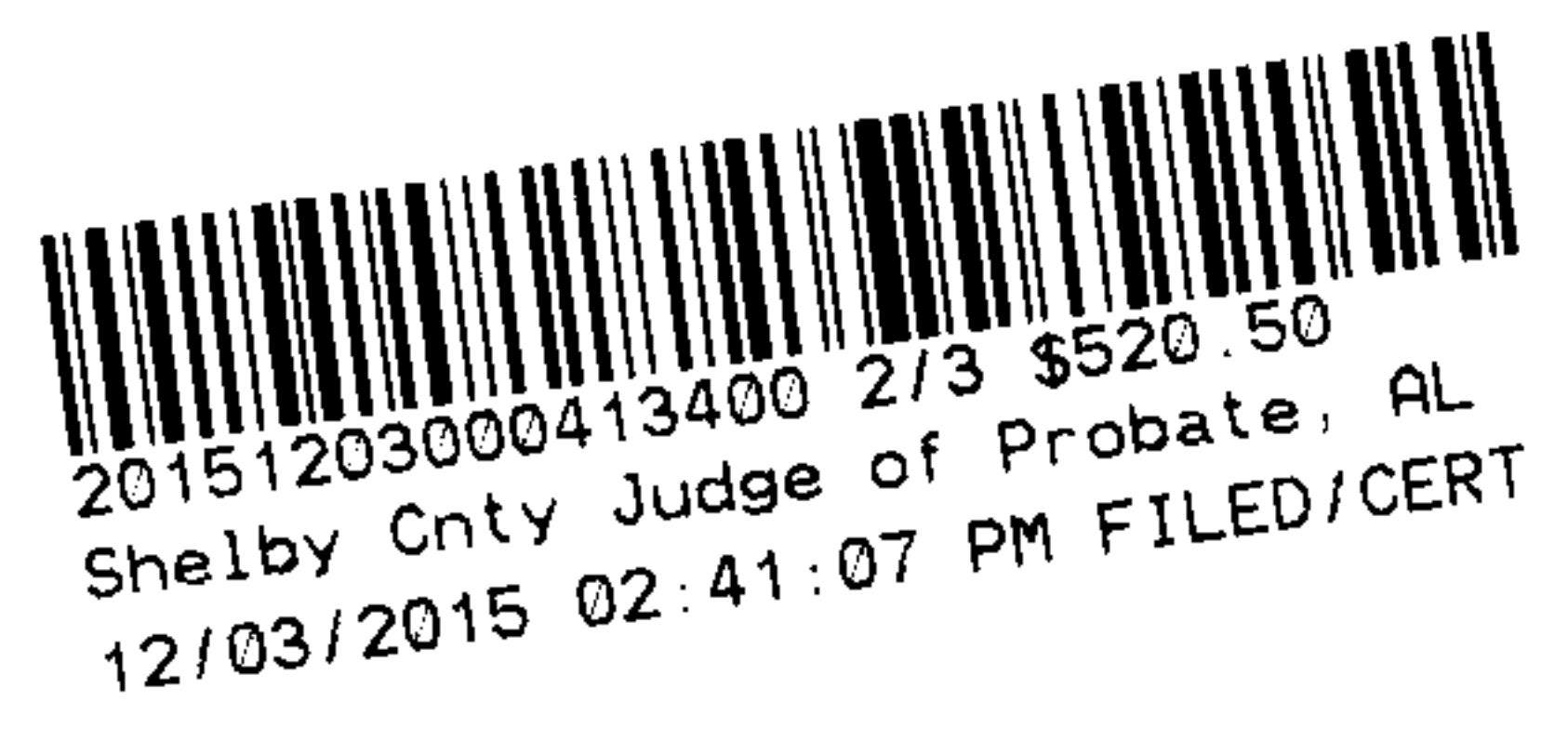
(Seal)

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. Commitment Number: 3336922

Send future tax bills to:
Satya Sai Babu Nijampatnam
522 STEWARDS GLN, BIRMINGHAM, AL 35242

220-AL-V4



Real Estate Sales Validation Form

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

Grantor's Name HSBC BANK
Mailing Address 3805 EDWARDS RD
SUITE 550
CINCINNATI, OH 45209

Grantee's Name SATYA SAI ROBU NIDAM
Mailing Address 522 STOWARDS GLEN
BIRMINGHAM, AL 35242

Property Address 522 STOWARDS GLEN
BIRMINGHAM, AL
35242

Date of Sale 11/23/15
Total Purchase Price \$ 800,500.00


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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other


20151203000413400 3/3 \$520.50
Shelby Cnty Judge of Probate, AL
12/03/2015 02:41:07 PM FILED/CERT

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 11/23/15

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1