

20160420000128880
04/20/2016 09:25:46 AM
DEEDS 1/4

Commitment Number: 3393562
Seller's Loan Number: 500098959

This instrument 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.

After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-7-26-4-003-005.000

SPECIAL WARRANTY DEED

SELENE FINANCE LP, whose mailing address is **9990 Richmond Ave., Suite 400s, Houston, TX 77042**, hereinafter grantor, for \$86,250.00 (Eighty Six Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **ALAVEST LLC**, hereinafter grantee, whose tax mailing address is **429 LORNA SQUARE, HOVER AL 35216**, the following real property:

The following described real estate situated in SHELBY County, Alabama, to wit: Lot 5, according to the survey of Willow Creek South, as recorded in Map Book 23, page 102, in the Probate Office of Shelby County, Alabama.

Property Address is: 205 WILLOW CREEK SOUTH CIR ALABASTER AL 35007

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

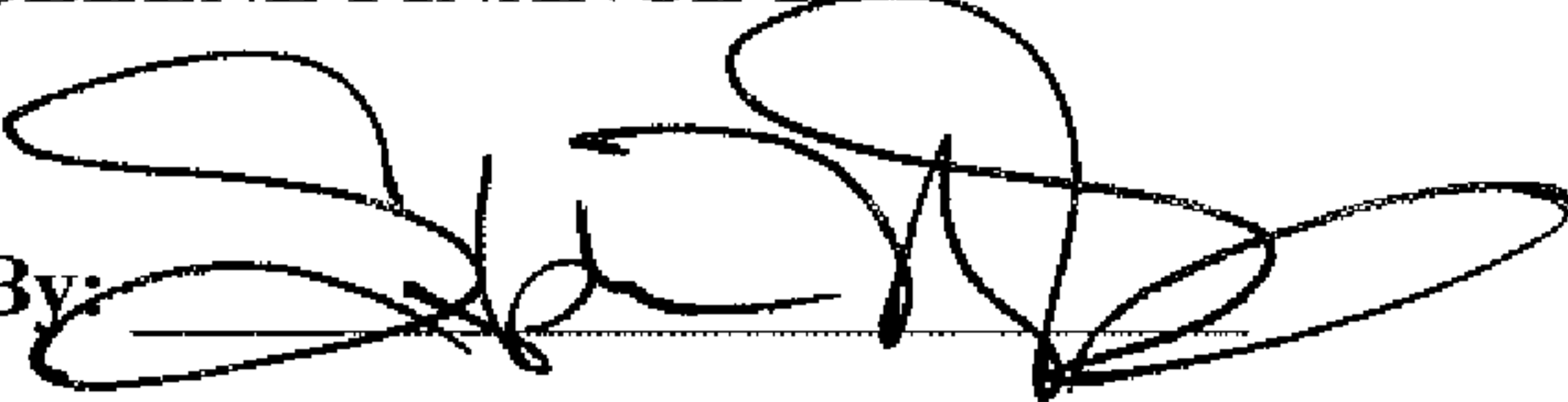
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20150923000333240**

Executed by the undersigned on 4-7, 2016:

SELENE FINANCE LP

By: 

Name: Stephanie McDaniel

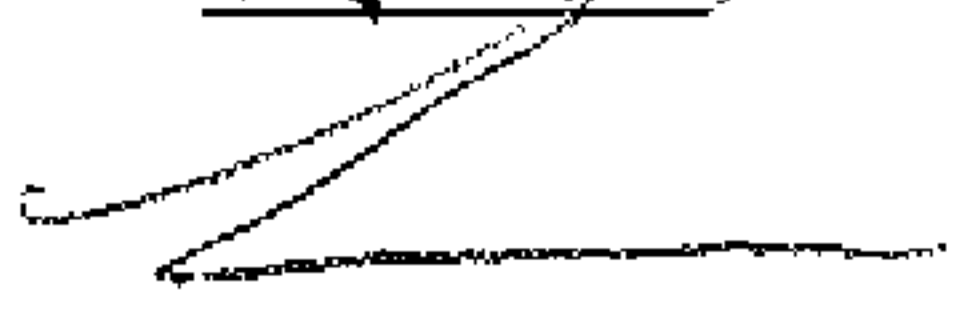
Its: Assistant Vice President

Florida

STATE OF _____
COUNTY OF Duval

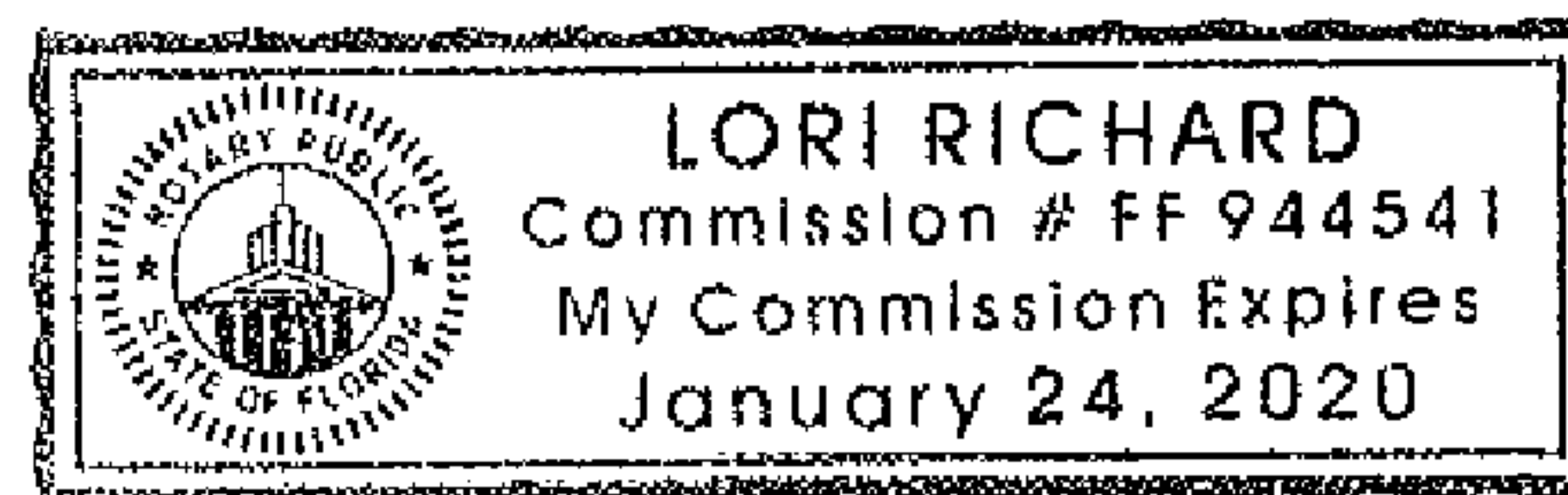
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Stephanie McDaniel its Assistant Vice President, on behalf of the Grantor **SELENE FINANCE LP** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Assistant Vice President and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 7th day of April, 2016



Notary Public

Lori Richard



Real Estate Sales Validation Form

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

Grantor's Name SELENE FINANCE LP
Mailing Address 9990 Richmond Ave., Suite 400s,
Houston, TX 77042

Grantee's Name ALAVEST LLC
Mailing Address 429 LORNA SQUARE, HOVER
AL 35216

Property Address 205 WILLOW CREEK SOUTH
CIR ALABASTER AL 35007

Date of Sale _____
Total Purchase Price 86,250.00

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DEEDS 4/4

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

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 4-7-16

Print Stephanie McDaniel Assistant Vice President

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2016 09:25:46 AM
\$109.50 CHERRY
20160420000128880

James W. Fuhrmeister