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05/09/2016 12:37:29 PM
DEEDS 1/3

Prepared by:
Jul Ann McLeod, Esq.
McLeod & Associates, LLC
1957 Hoover Court, Suite 306
Hoover, AL 35226

Send Tax Notice to:
Peter R. Woodard & Katie L. Woodard
722 Claiborne Street
Helena, AL 35080

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

SPECIAL WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

KNOW ALL PERSONS BY THESE PRESENTS, New York Community Bank, a banking corporation organized and existing under the laws of New York, and located at 1801 East 9th Street, Suite 200, Cleveland, OH 44114, for and in consideration of ONE HUNDRED FIFTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$151,900.00) and other good and valuable consideration received from PETER R. WOODARD and KATIE L. WOODARD (the "Grantees"), and to Grantees heirs and assigns, whose tax mailing address will be, 722 Claiborne Street, Helena, AL 35080, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantees, the Grantees' heirs, legal representatives, successors and assigns, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the real property located in Shelby County, Alabama, and more particularly described as follows:

Lot 88, according to the Survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, page 77, in the Probate Office of Shelby County, Alabama.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated July 30, 2015, and recorded on August 21, 2015, in Instrument #20150821000291110 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

\$144,305.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Parcel ID 13-5-21-2-000-005-098
Property Address: 722 Claiborne Street, Helena, AL 35080


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.


And the Grantor covenants with the Grantees that Grantor is well seized of the above-described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same is free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantees, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

Page two of Special Warranty Deed - 722 Claiborne

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of
May 4, 2016.

Signed and Acknowledged
in the Presence of:



Theresa Wodarczyk


Anthony Valentino


Kathleen Shelton
Real Estate Asset Specialist, Lead
New York Community Bank

State of Ohio)
) SS:
County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 4th day of May, 2016, personally
appeared the above named Kathleen Shelton, Real Estate Asset Specialist, Lead for New York Community
Bank, who acknowledged to me that, with due authorization, she did sign the foregoing instrument of said
New York Community Bank, and that the same was her voluntary act and deed, individually and as such
officer, and the voluntary act and deed of said bank.


Notary Public

My Commission expires 8/16/20

Seal:



TIMOTHY J. SZOKAN II
NOTARY PUBLIC, State of Ohio
Recorded in Lake County,
My Commission Expires
August 16, 2020

Real Estate Sales Validation Form

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

Grantor's Name NEW YORK COMMUNITY BANKGrantee's Name PETER R. WOODARDMailing Address 1801 EAST 9TH STREET, SUITE 200
CLEVELAND, OH 44114Mailing Address 722 CLAIBORNE STREET
HELENA, AL 35080Property Address 722 CLAIBORNE STREET
HELENA, AL 35080Date of Sale May 6, 2016Total Purchase Price \$151,900.00

or

Actual Value \$

or

or's Market Value \$

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2016 12:37:29 PM
\$28.00 DEBBIE
20160509000155780



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 May 6, 2016Print Malcolm S. McLeod Unattested

 Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018