

20160616000207490
06/16/2016 08:54:03 AM
DEEDS 1/4

Commitment Number: 160013860
Seller's Loan Number: 7600137120

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
10-9-30-0-991-004.036

SPECIAL WARRANTY DEED

MTGLQ Investors, LP, whose mailing address is 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, hereinafter grantor, for \$59,000.00 (Fifty Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to David Wandriscó*, hereinafter grantee, whose tax mailing address is 406 Gables Drive, 406, Birmingham, AL 35244, the following real property: *Single

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT 406, BUILDING 4. IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177, AND AMENDED IN REAL VOLUME 27, PAGE 733; REAL VOLUME 50, PAGE 327 AND REAL VOLUME 50, PAGE 340 AND RE-RECORDED IN REAL VOLUME 50, PAGE 942 AND REAL VOLUME 165, PAGE 578 AND AMENDED IN REAL VOLUME 59, PAGE 19 AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407; REAL VOLUME 96, PAGE 855 AND REAL VOLUME 97, PAGE 937 AND BY-LAWS AS SHOWN ON REAL VOLUME 27, PAGE 733; AND THEN AMENDED IN REAL VOLUME 50, PAGE 325: FURTHER AMENDED BY REAL VOLUME 189, PAGE 222; REAL

VOLUME 222, PAGE 691 AND REAL VOLUME 238, PAGE 241, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGES 41 THRU 44, AND AMENDED IN MAP BOOK 9, PAGE 135, AND MAP BOOK 10, PAGE 49, FURTHER AMENDED BY MAP BOOK 12, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TAX ID # 10-9-30-0-991-004.036
Property Address is: 406 Gables Drive, 406, Birmingham, AL 35244

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: **20160315000082400**

Executed by the undersigned on June 14, 2016:

MTGLQ Investors, LP, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: [Signature]

Name: Susan Christy
Assistant Vice President

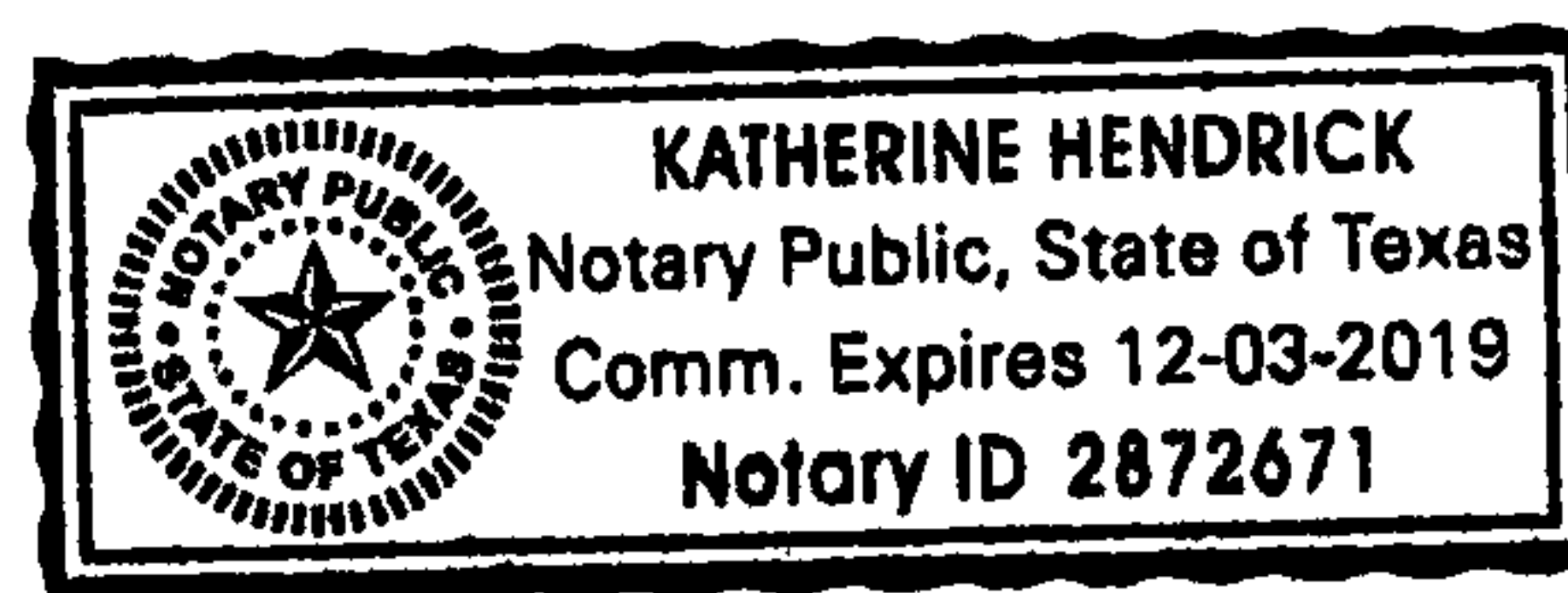
Its: _____

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Susan Christy its AUP, on behalf of the Grantor **MTGLQ Investors, LP, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** 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 AUP 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 14th day of June, 2016

[Signature]
Notary Public



Real Estate Sales Validation Form

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

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Grantor's Name MTGLQ Investors, LP
Mailing Address 15480 Laguna Canyon Road,
Suite 100, Irvine, CA 92618

Grantee's Name David Wandrisco
Mailing Address 406 Gables Drive 406,
Birmingham, AL 35244

Property Address 406 Gables Drive 406,
Birmingham, AL 35244

Date of Sale June 14, 2016
Total Purchase Price 59,000.00

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 Special Warranty Deed

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 _____

Print Susan Christy
Assistant Vice President

Unattested

Alexander Brunner
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/16/2016 08:54:03 AM
\$82.00 CHERRY
20160616000207490

[Signature]

Form RT-1