

AL-160600365

This instrument was prepared by:

Victor Kang
Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 115
Birmingham, AL, 35244

Send Tax Notices To: **20160707000235570**
07/07/2016 10:21:38 AM
Western Properties, LLC **DEEDS 1/6**
PO Box 3610
Bessemer, AL 35023

Return to:

Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

THE STATE OF Texas
Collin COUNTY


STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 35,000.00 Dollars, to the undersigned grantor(s), **LPP Mortgage LTD** in hand paid by **Western Properties, LLC**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Western Properties, LLC**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Western Properties, LLC** and his heirs and assigns forever.

[Remainder of Page Intentionally Left Blank]



AL-160600365

In Witness Whereof, we have hereunto set our hands and seals, this 16 day of June, 2016

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LPP Mortgage LTD

Kent Twitchell, as attorney in fact

By: [Signature]

Printed Name: Kent Twitchell

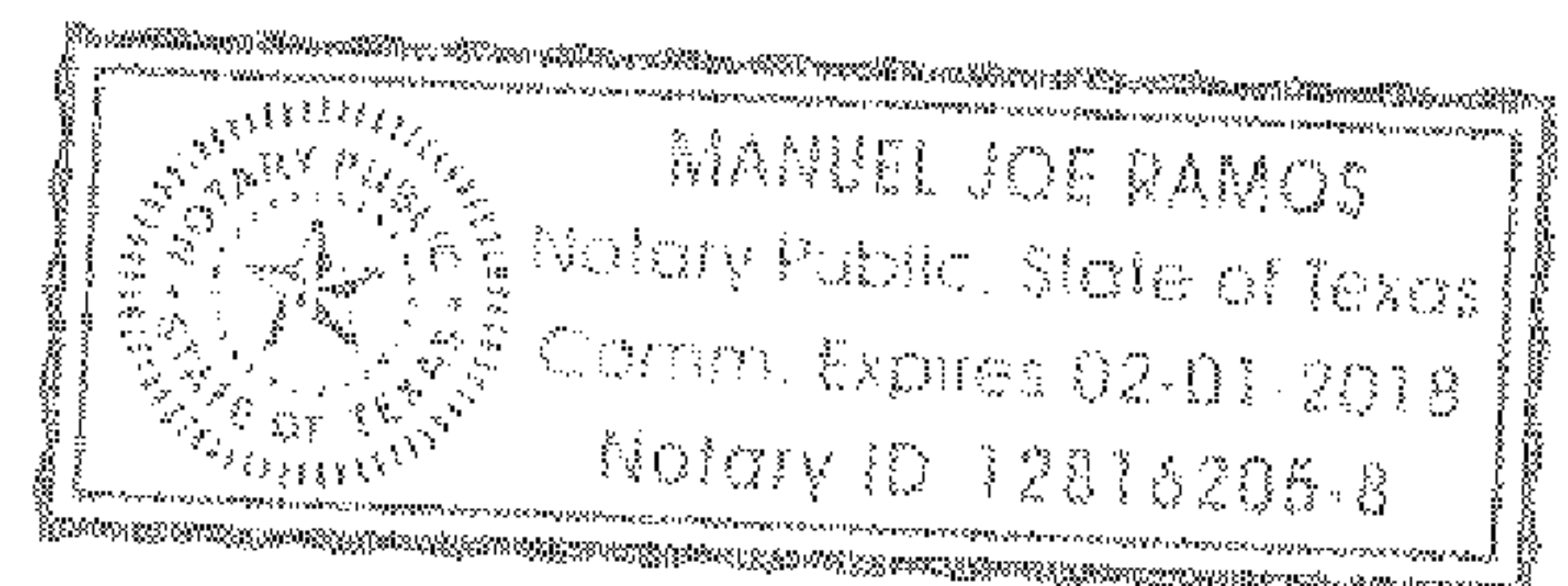
Title: Senior Vice President of CLMG Corp. as attorney in fact for LPP Mortgage LTD

The State of Texas

Collin County

I, Manuel Joe Ramos a Notary in and for said County, in said State, hereby certify that Kent Twitchell whose name as Senior Vice President of CLMG Corp. as attorney in fact for LPP Mortgage LTD 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 said conveyance, he, 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 this the 16 day of June, 2016.



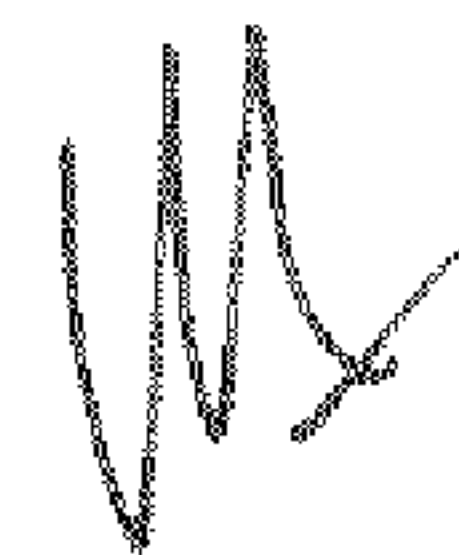
[Signature]
Notary Public

AL-160600365

EXHIBIT "A"

The East 80 feet of Lot 1 and the East 80 feet of the South 1/2 of Lot 2, all in Block 54, according to the Hetz Resurvey of the Town of Calera, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama.

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A handwritten signature in black ink, consisting of several loops and a final horizontal stroke, located in the bottom right corner of the page.

When Recorded Mail To: /
 Prepared By:
 MGC Mortgage, Inc. - Melissa Sassine
 7195 Dallas Parkway
 Plano, TX 75024

Reviewed for form & content by:

Jennifer Williams Bryan, Esq.

LIMITED POWER OF ATTORNEY

From time to time LNV Corporation ("LNV") may permit MGC Mortgage, Inc. to service certain residential mortgage loans owned by LNV with an unpaid principal balance of less than \$1 million ("Mortgage Loans"). In order to facilitate such servicing, LNV hereby constitutes and appoints Kent Twitchell, Senior Vice President of MGC Mortgage, Inc., (provided that such person continues to hold such corporate office), as its true and lawful attorney-in-fact, and in its name, place and stead and for its use and benefit, to execute and acknowledge all documents for the purpose of (i) procuring, preparing, completing and recording any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument which is required (a) for the proper servicing of the related Mortgage Loan or otherwise necessary to cure any defect in the chain of title, (b) to ensure that record title to the Mortgage Loan vests in LNV or LNV's designee, and (c) for any other transfer of record title which is required with respect to the Mortgage Loans or the underlying security interest related to each Mortgage Loan; (ii) ensuring that each promissory note related to each Mortgage Loan has been properly endorsed to LNV or LNV's designee; (iii) curing any defects associated with any other document or instrument with respect to a Mortgage Loan related to the servicing thereof; (iv) pursuing, prosecuting and defending foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies, suits and other related matters with respect to properties subject to the Mortgage Loans (the "Mortgage Properties"); (v) executing, without recourse of any kind to LNV, all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage Properties acquired by LNV, either by foreclosure or by deed in lieu of foreclosure; (vi) taking such further actions as are deemed necessary or required to service, administer and enforce the terms of the Mortgage Loans; and (vii) endorsing checks, drafts and other evidences of payment made payable to LNV regarding the Mortgage Loans.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all things requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, as if the undersigned were personally present. This Limited Power of Attorney is executed and is effective as of this 11th day of January, 2016, and expires on the first anniversary date thereafter. Notwithstanding anything to the contrary herein, this Limited Power of Attorney may be revoked at any time.

Any photocopy or other reproduction of this Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing or otherwise.

LNV Corporation

WITNESS:

WITNESS:

By: Jacob Cherner
 Name: Jacob Cherner
 Title: Executive Vice President

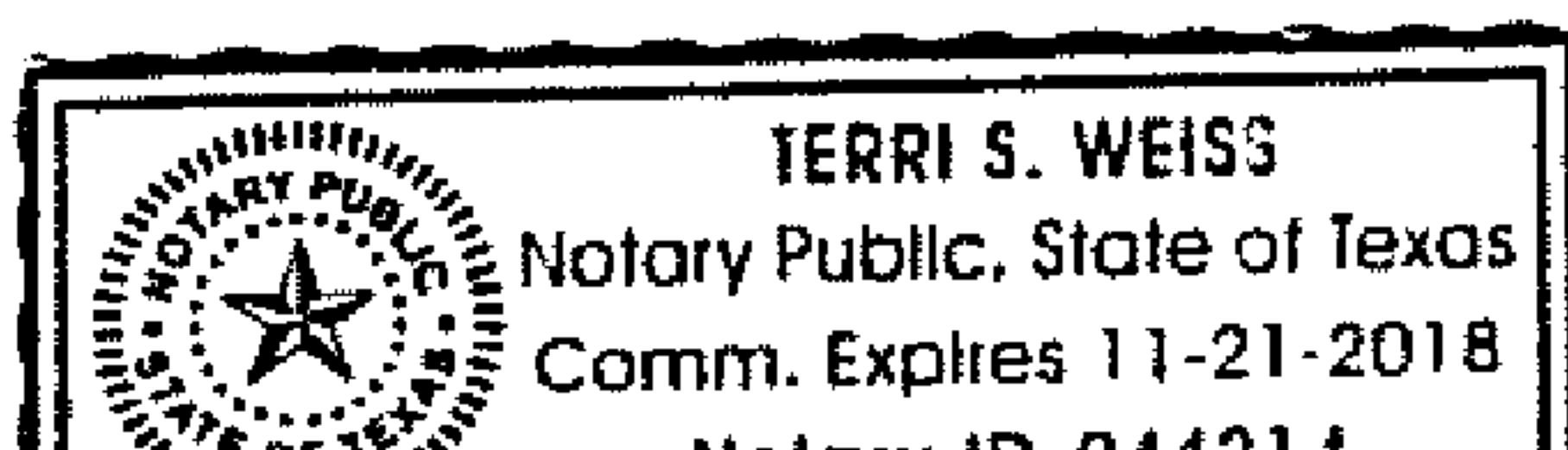
By: Wm. Bradley Cox
 Name: Wm. Bradley Cox
 Title: Counsel

By: Melissa Cobb
 Name: Melissa Cobb
 Title: Counsel

STATE OF TEXAS)
)
 COUNTY OF COLLIN)

On this 10th day of January in the year 2016 before me, Terri S. Weiss, a Notary Public of said state, duly commissioned and sworn, personally appeared Jacob Cherner, Wm. Bradley Cox, and Melissa Cobb, known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of LNV Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affirmed my official seal the day and year in this certificate first above written.



Notary Public

GABRIELLE SUMME
 KENTON COUNTY CLERK
 POWER OF ATTORNEY
 Book / Page : 16-0125-059 00073
 Doc# :
 Dt/tm Recorded: 01/25/2016 10:54:04am
 Tax: 0.00
 CYNTHIA S GILLOOLY

Exhibit "B"

just

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STATE OF KENTUCKY }
COUNTY OF KENTON } Sct

I, Gabrielle Summe Kenton County Clerk, do hereby
certify that the foregoing is a true and correct copy of the
original on record in Bk. C58156 pg. 272 of the
Kenton County clerk's office

Given under my hand and official seal, this 25 day
of Jan 20 16

By C. Galloway GABRIELLE SUMME, Clerk
D.C.

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: LPP Mortgage LTD
Mailing Address: 6000 Legacy Drive
Plano, TX 75024Grantee's Name: Western Properties, LLC
Mailing Address: PO Box 3610
Bessemer, AL 35023Property Address: 770 18th St.
Calera, AL 35040

Date of Sale:

Total Purchase Price: 35,000.00

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. 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: 6-16-16

☐ Unattested

(verified by)

Print:

Sign:

(Grantor/Grantee/Owner/Agent) circle one

Kent Twitchell

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 10:21:38 AM
\$65.00 CHERRY
20160707000235570