

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

Send Tax Notice to:
Brian James & Ann Marie James
5430 Saddle Creek Lane
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that NEW YORK COMMUNITY BANK, a banking corporation organized and existing under the laws of New York, located at 1801 East 9th Street, Suite 200, Cleveland, OH 44114, for and in consideration of FIVE HUNDRED TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$522,000.00) and other good and valuable consideration received from BRIAN JAMES and ANN MARIE JAMES (the "Grantees"), and to Grantees' heirs and assigns, whose tax mailing address will be 5430 Saddle Creek Lane, Birmingham, AL 35242, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantees, the Grantees' heirs, legal representatives, successors and assigns the real property located in Shelby County, Alabama, and more particularly described as follows:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

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 to New York Community Bank, dated 4/6/16, and recorded on 4/8/16, in Instrument No. 2016-114940, 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.

Tax Parcel ID: 03-8-28-0-001-001.002

Property Address: 5430 Saddle Creek Lane, Birmingham, AL 35242

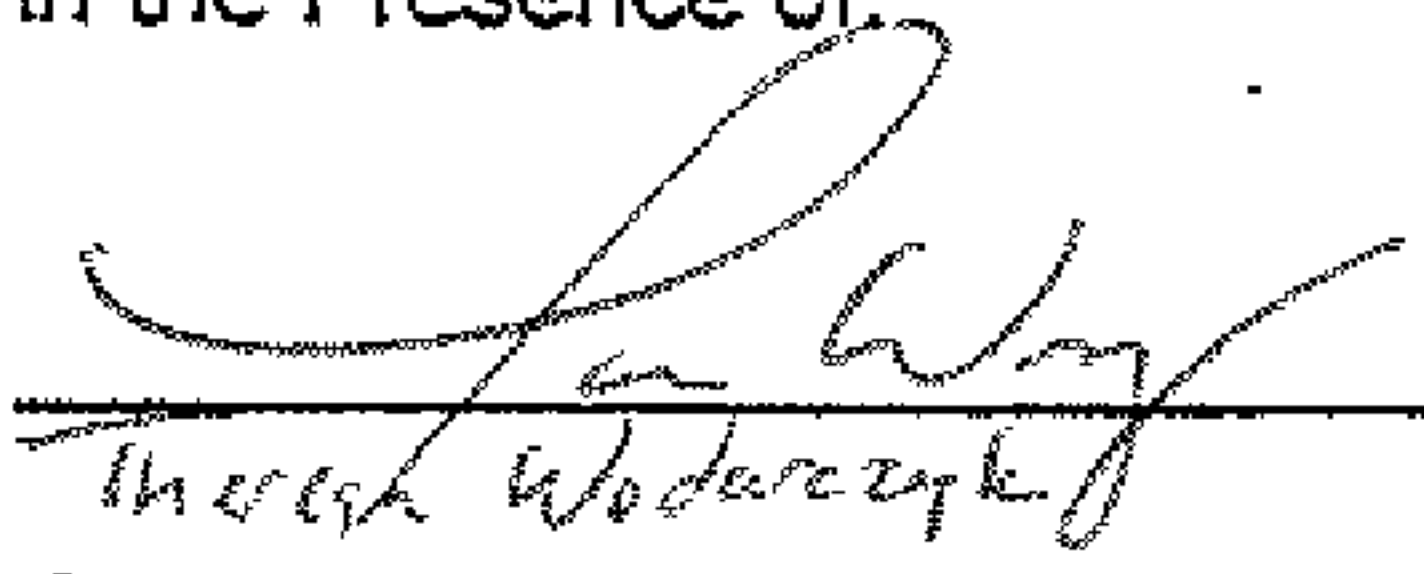

***\$522,000.00 consideration paid in cash**
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, the Grantees' heirs, legal representatives, successors and assigns forever.

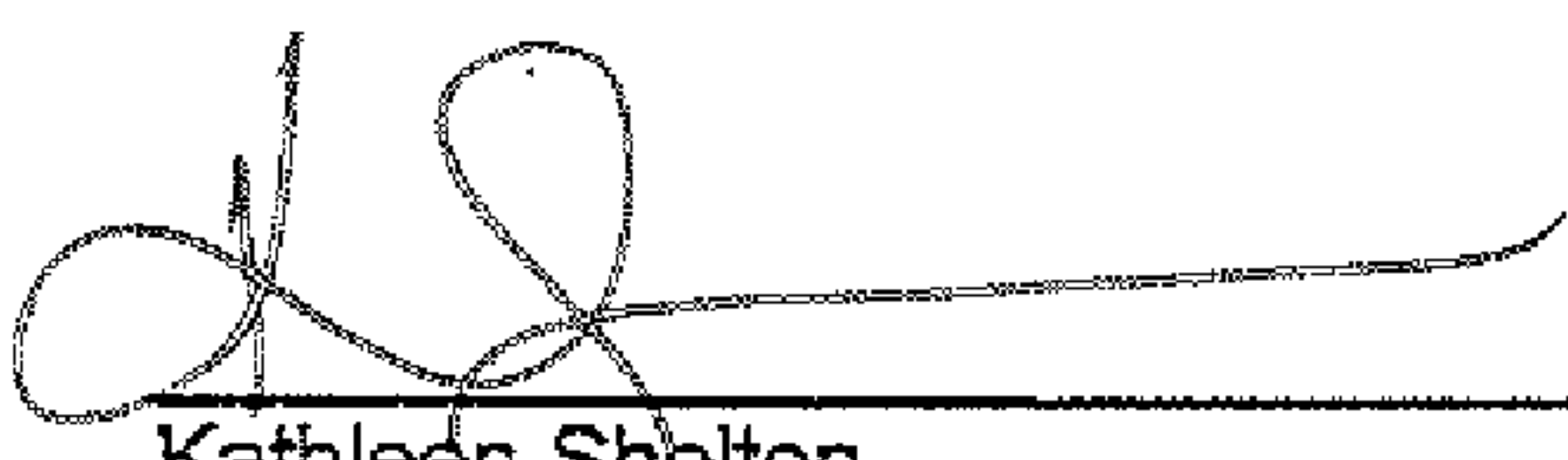
And the Grantor covenants with the Grantees that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, 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.

2nd page of SWD 5430 Saddle Creek Lane

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Special Warranty Deed as of
July 12, 2016.

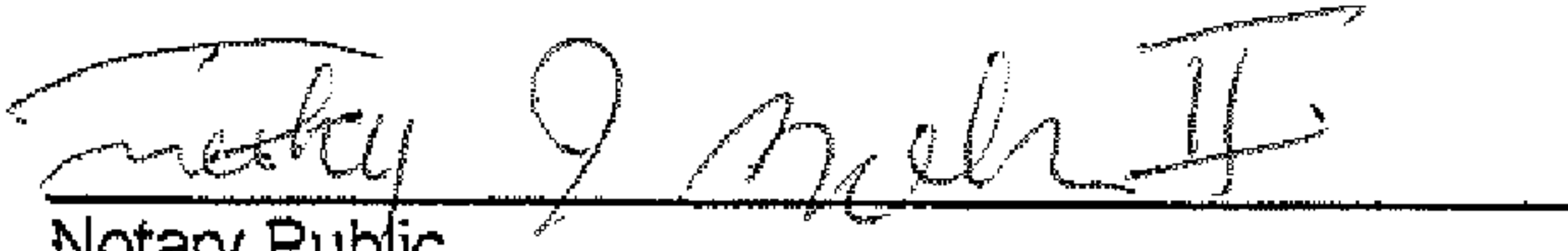
Signed and Acknowledged
in the Presence of


Theresa Wodarczyk

Rowena Souter


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 12th day of July, 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 federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free 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

Exhibit A, Legal Description

A PARCEL OF LAND SITUATED IN THE SE ¼ OF THE SE ¼ OF SECTION 21 AND THE NE ¼ OF THE NE ¼ OF SECTION 28, ALL IN TOWNSHIP 18S, RANGE 1W, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 3" CAPPED IRON LOCALLY ACCEPTED TO BE THE SE CORNER OF SAID SECTION 21 FOR A DISTANCE OF 97.91 FEET TO AN IRON PIN SET, SAID IRON BEING 0.42 FEET SOUTHEAST OF A CRIMPED IRON FOUND; THENCE TURN AN ANGLE TO THE LEFT OF 79°17'07" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 104.02 FEET TO A CRIMPED IRON FOUND; THENCE TURN AN ANGLE TO THE RIGHT OF 38°08'11" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 121.41 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE LEFT OF 07°29'36" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 426.15 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE LEFT OF 66°13'43" AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 234.73 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE LEFT OF 82°29'34" AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 306.33 FEET TO AN IRON PIN SET ON THE EAST LINE OF SAID SECTION 26; THENCE TURN AN ANGLE LEFT OF 63°18'00" AND RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID SECTION 28 FOR A DISTANCE OF 207.02 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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 BANK

Grantee's Name BRIAN JAMES and ANN MARIE JAMES

Mailing Address 1801 EAST 9TH STREET, STE. 200
CLEVELAND, OH 44114

Mailing Address 5430 SADDLECREEK LANE
BIRMINGHAM, AL 35242

Property Address 5430 SADDLECREEK LANE
BIRMINGHAM, AL 35242

Date of Sale July 27, 2016

Total Purchase Price \$522,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

20160728000263800 07/28/2016 09:48:16
AM DEEDS 4/4

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 July 27, 2016

Print Malcolm S. McLeod

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/28/2016 09:48:16 AM
\$546.00 CHERRY
20160728000263800

[Signature]