


This Instrument Prepared By:
Paul M. Kemp
Access Title, LLC
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
AT-2016-0124-MNT

Send Property Tax Notice To:
Amanda Hawkins
2118 Timberline Drive
Calera, AL 35040

Special Warranty Deed


20160811000286210 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/11/2016 12:18:58 PM FILED/CERT

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) cash in hand paid to

LAKEVIEW LOAN SERVICING, LLC

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby
grant, bargain, sell and convey unto said

AMANDA HAWKINS

*AKA
Amanda Leroid Hawkins*

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described
real estate lying in **Shelby County, Alabama**, to wit:

**Lot 112, according to the Survey of The Reserve at Timberline, as
recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office
of Shelby County, Alabama.**

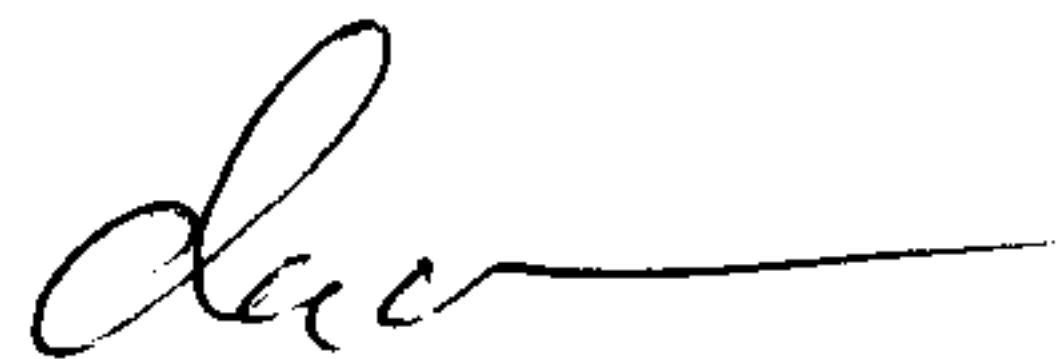
Source of Title: Instrument #20160307000071560.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of
the undersigned, express or implied, except that there are no liens or encumbrances outstanding
against the premises conveyed which were created or suffered by the undersigned and not
specifically excepted herein.

**This conveyance is made subject to any right of redemption arising by virtue of the
foreclosure of a mortgage evidenced by a Foreclosure Deed recorded at Instrument
#20160307000071560.**

IN WITNESS WHEREOF, **LAKEVIEW LOAN SERVICING, LLC**, has caused these present
to be executed in its name and on its behalf as aforesaid, on this 9th day of
June, 2016



LAKEVIEW LOAN SERVICING, LLC

Darrell McDonald
Name

Vice President
Title

Shelby County, AL 08/11/2016
State of Alabama
Deed Tax: \$2.50

State of New York

County of Erie

20160811000286210 2/3 \$23.50
Shelby Cnty Judge of Probate: AL
08/11/2016 12:18:58 PM FILED/CERT

I, LUCY A DANNECKER the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Darrell McDonnell as Vice President for LAKEVIEW LOAN SERVICING, LLC, has signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 9th day of June, 2016.



Notary Public

My commission expires: _____

[Seal]

Property:
2118 Timberline Drive
Calera, AL 35040

LUCY A DANNECKER
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DA6245448
COMM. EXP. 7/25/2019

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Lake View Loan Servicing LLC
4990 Richardson Ave.
Houston TX 77042

Grantee's Name
Mailing Address

Amanda Hawkins
2118 Timberlake Dr.
Calera AL 35040

Property Address

2118 Timberlake Dr.
Calera AL 35040

Date of Sale

7-25-16

Total Purchase Price \$

125,000.00

or

Actual Value

\$

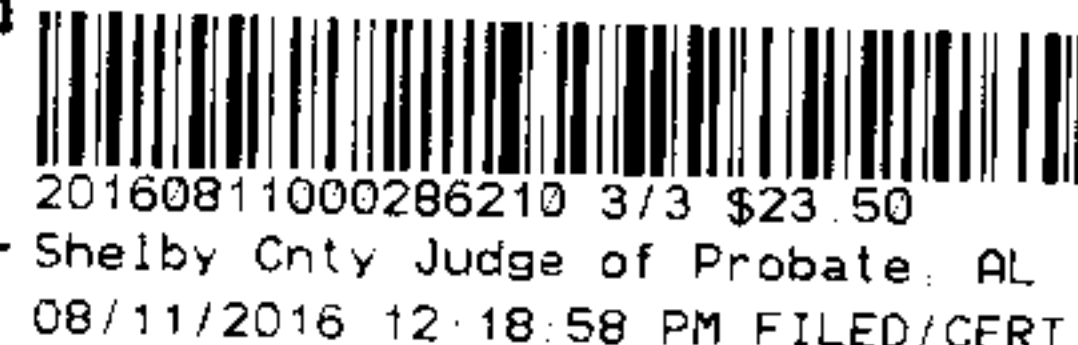
or

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



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 8-11-16

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1