

20160919000342040 1/3 \$119.00
Shelby Cnty Judge of Probate, AL
09/19/2016 03:08:55 PM FILED/CERT

Commitment Number: 700-008801

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:

Sutton Land Title Agency
515 Rockaway Avenue
Valley Stream, NY 11581

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28 3 05 1 002 051.000

SPECIAL/LIMITED WARRANTY DEED

Reverse Mortgage Solutions, Inc., hereinafter grantor, of **5222 Cypress Creek Pkwy Suite 100, Houston, TX 77069**, for \$98,000.00 (Ninety Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Ginger B. Burns**, hereinafter grantee, whose tax mailing address is **3488 Bearden Road, Helena, AL 35080**, the following real property:

Lot 97-A, according to the survey of Daventry Amended of Plat of Sector II as recorded in Map Book 27, page 75, in the Probate Office of Shelby County, Alabama.

Property Address is: 841 Daventry Lane, Calera, AL 35040

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.

Shelby County, AL 09/19/2016
State of Alabama
Deed Tax: \$98.00



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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: 20151230000443950

Executed by the undersigned on 6-3, 2016:

Reverse Mortgage Solutions, Inc.

By: Xochitl Martinez, Assistant Vice President

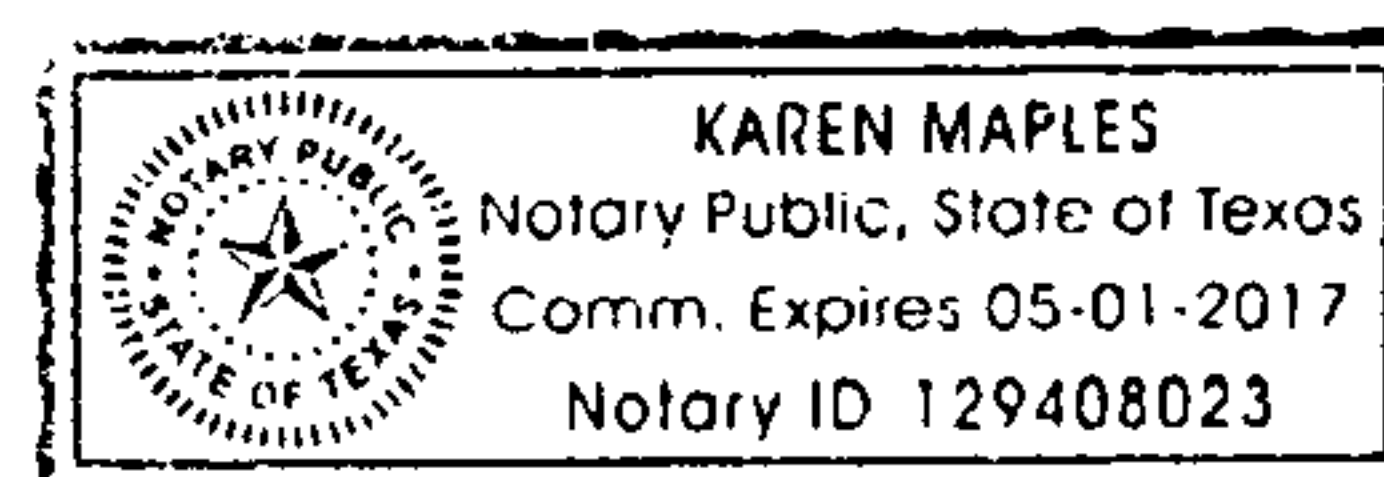
Its: _____

STATE OF TX
COUNTY OF Harris

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Xochitl Martinez, AUP, on behalf of the Grantor Reverse Mortgage Solutions, Inc. 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 3 day of June, 2016

Karen Maples
Notary Public





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Real Estate Sales Validation Form

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

Grantor's Name	<u>Reverse Mortgage Solutions, Inc.</u>	Grantee's Name	<u>Ginger B. Burns</u>
Mailing Address	<u>5222 Cypress Creek Pkwy Suite</u> <u>100</u> <u>Houston, TX 77069</u>	Mailing Address	<u>841 Daventry Lane</u> <u>Calera, AL 35040</u>
Property Address	<u>841 Daventry Lane</u> <u>Calera, AL 35040</u>	Date of Sale	
		Total Purchase Price	<u>\$98,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 10-3-14

☐ Unattested

(verified by)

Print

Xochitl Martinez, Assistant Vice President

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1