

**20160926000350440**  
**09/26/2016 09:30:35 AM**  
**DEEDS 1/3**

Prepared by  
George Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Return to:  
Bay National Title Co.  
13577 Feather Sound Drive, Ste. 250  
Clearwater, FL 33762

Mail Tax Statements To:  
Castle 2016, LLC  
333 Westchester Avenue, Suite #2100  
White Plains, NY 10604

BNTC File Number: CR-42672

\_\_\_\_\_ Space Above This Line is For Recording Data \_\_\_\_\_

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

### **STATUTORY WARRANTY DEED**

**MADE** by **Selene Finance, L.P., a Delaware limited partnership**, whose mailing address is: 9990 Richmond Avenue, Suite 400s, Houston, TX 77042, hereinafter referred to as Grantor, hereby grants and conveys with covenants of special warranty to **Castle 2016, LLC, a New York limited liability company**, whose tax mailing address is: 333 Westchester Avenue, Suite #2100, White Plains, NY 10604, hereinafter Grantee,

*(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH**, that the Grantor, for and in consideration of the sum of **Eighty Six Thousand Two Hundred Fifty Dollars and No Cents (\$86,250.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee with covenants of special warranty, all that certain land situate in the City of Helena, County of Shelby, and State of Alabama, viz:

**SEE ATTACHED EXHIBIT "A"**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed or implied, implied by law, or otherwise, concerning the condition of the title of the property described herein.

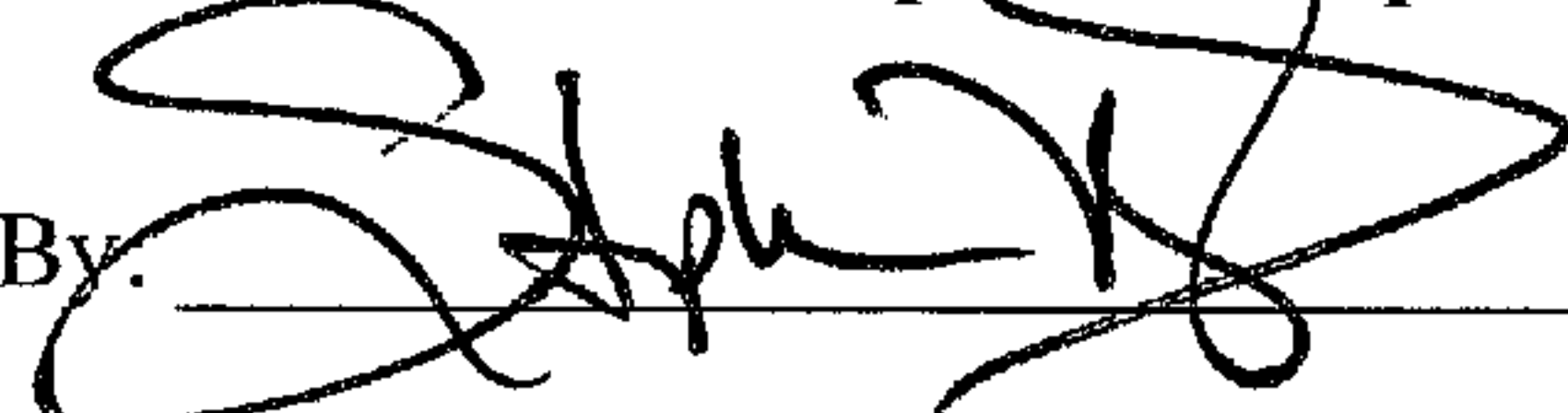
The real property described herein is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes not yet due and payable; rights of any tenants in possession.

**TO HAVE AND TO HOLD** the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and/or claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Being the same property conveyed to **Selene Finance, L.P., a Delaware limited partnership** in a Foreclosure Deed from Aaron Nelson, as member of AMN Auctioneering, LLC, as Auctioneer conducting sale dated December 29, 2014, recorded January 9, 2015, under Instrument No. 20150109000009710, in Shelby County, Alabama.

Executed by the undersigned on this 25 day of August, 2016.

**Selene Finance, L.P.,  
a Delaware limited partnership**

By: 

Name: Stephanie McDaniel

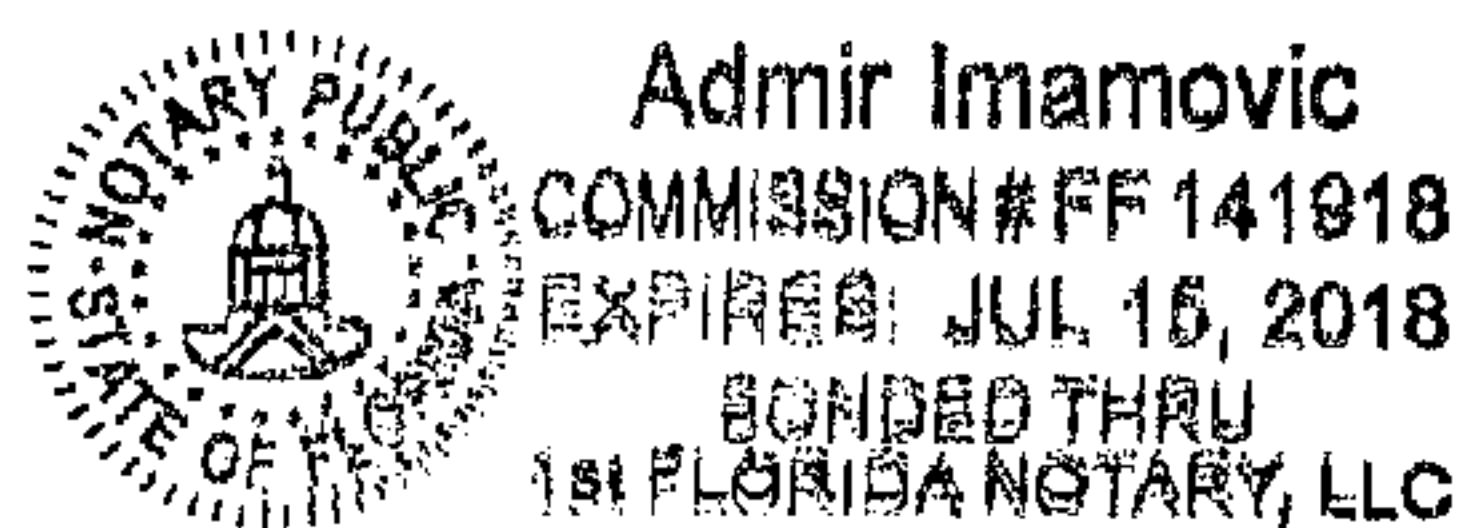
Its: Assistant Vice President

State of Florida

County of Duval

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Stephanie McDaniel, as Assistant Vice President of Grantor, **Selene Finance, L.P., a Delaware limited partnership**, has 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, she, executed the same in her capacity 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 and official seal this 25 day of August, 2016.



(Notary Stamp or Seal)



Admir Imamovic

Notary Public

Commission Expires: July 15, 2018

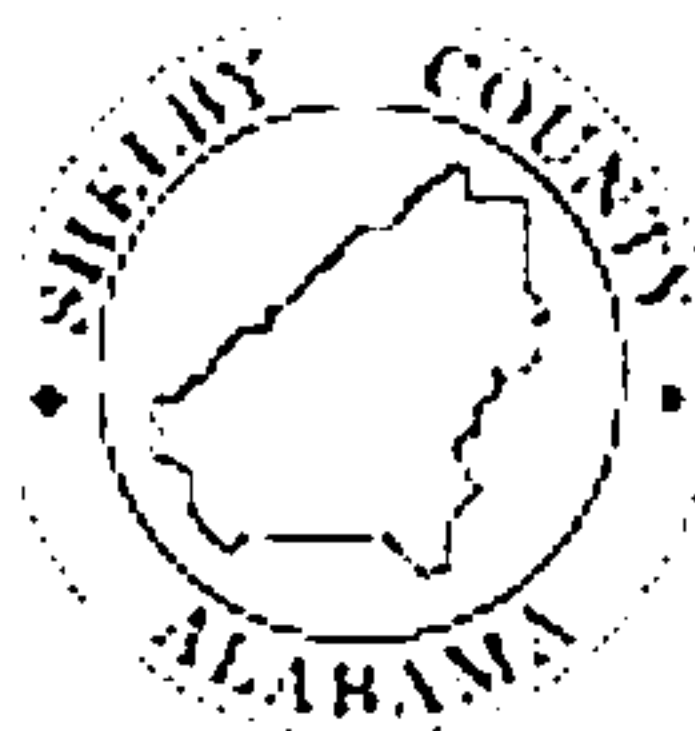
**EXHIBIT "A"**

(Legal Description)

LOT 722, ACCORDING TO THE SURVEY OF OLD CAHABA CEDAR CREST SECTOR, AS  
RECORDED IN MAP BOOK 24, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

PARCEL NUMBER: 13 4 20 1 003 022.00013 4 20 1 003 022.000

PROPERTY ADDRESS: 387 OLD CAHABA TRAIL, HELENA, AL 35080



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/26/2016 09:30:35 AM  
\$107.50 CHERRY  
20160926000350440

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.