

20161102000402490
11/02/2016 12:04:49 PM
DEEDS 1/4

Commitment Number: 160086101
Seller's Loan Number: 1181859

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:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23 1 02 2 002 045.000;

SPECIAL WARRANTY DEED

OWB REO LLC, whose mailing address is 2900 Esperanza Crossing Austin, TX 78758, hereinafter grantor, for \$32,500.00 (Thirty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to 21 PROPERTIES, LLC, hereinafter grantee, whose tax mailing address is P.O. Box 124, Chelsea, AL 35043, the following real property:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR A DISTANCE OF 117.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST MENTIONED COURSE FOR A DISTANCE OF 93.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 87 DEGREES 15 MINUTES AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 210.00 FEET, THENCE TURN AN ANGLE TO THE RIGHT OF 92 DEGREES 45 MINUTES AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 117.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 93 DEGREES 48 MINUTES AND RUN IN A SOUTHWESTERLY

**DIRECTION FOR A DISTANCE OF 210.22 FEET TO THE POINT OF BEGINNING.
SITUATED IN SHELBY COUNTY, ALABAMA.**

Property Address is: 907 4TH AVE SW ALABASTER, AL 35007

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

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.

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: **20160404000107730**

Executed by the undersigned on OCT 25 2016, 2016:

OWB REO LLC

By: [Signature]

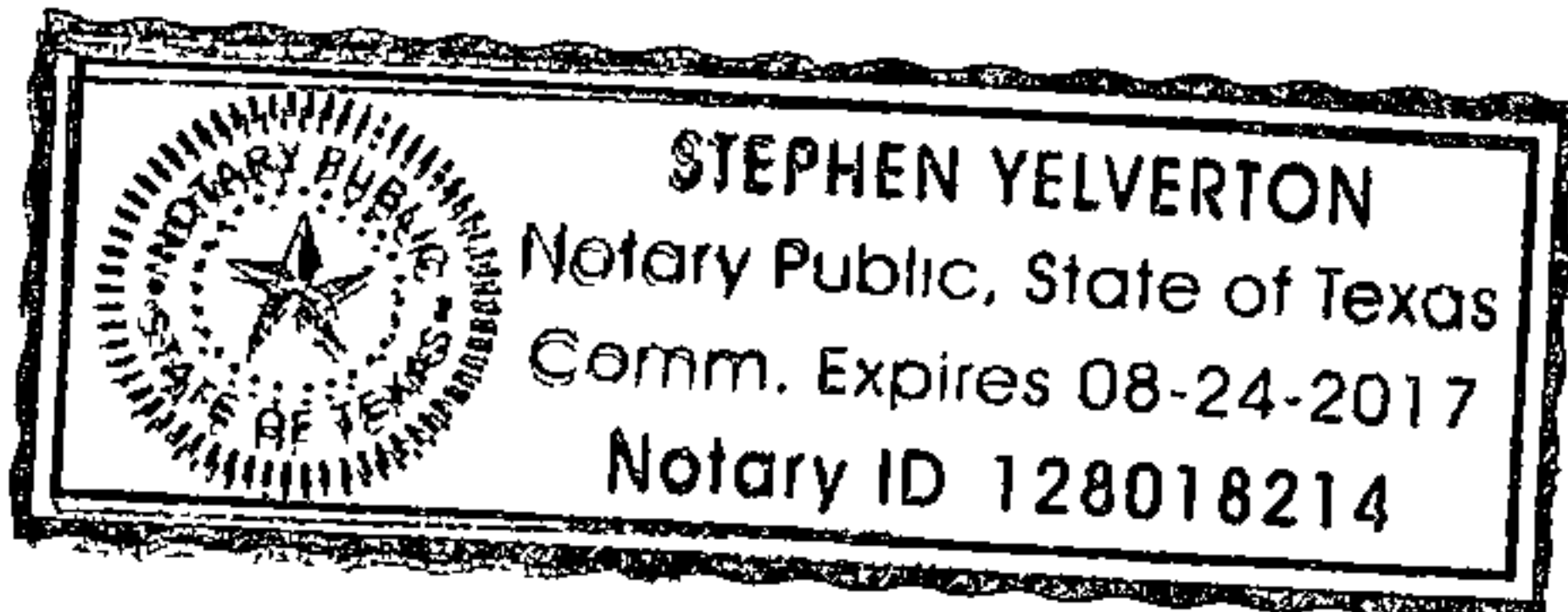
Name: SEAN COSTARELL

Its: ASST VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that SEAN COSTARELL its ASST Vice President, on behalf of the Grantor OWB REO LLC 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, executed the same in his capacity as AVP 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 OCT 25 2016 day of _____, 2016



[Signature]
Notary Public
STEPHEN YELVERTON

Real Estate Sales Validation Form

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

Grantor's Name OWB REO LLC
Mailing Address 2900 Esperanza Crossing Austin, TX 78758

Grantee's Name 21 PROPERTIES, LLC
Mailing Address P.O. Box 124, Chelsea, AL 35043

20161102000402490 11/02/2016 12:04:49 PM DEEDS 4/4

Property Address 907 4TH AVE SW ALABASTER, AL 35007

Date of Sale 10/25/16
Total Purchase Price 32,500.00
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
X 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 OCT 25 2016

Print SEAN COSTARELL, AVP

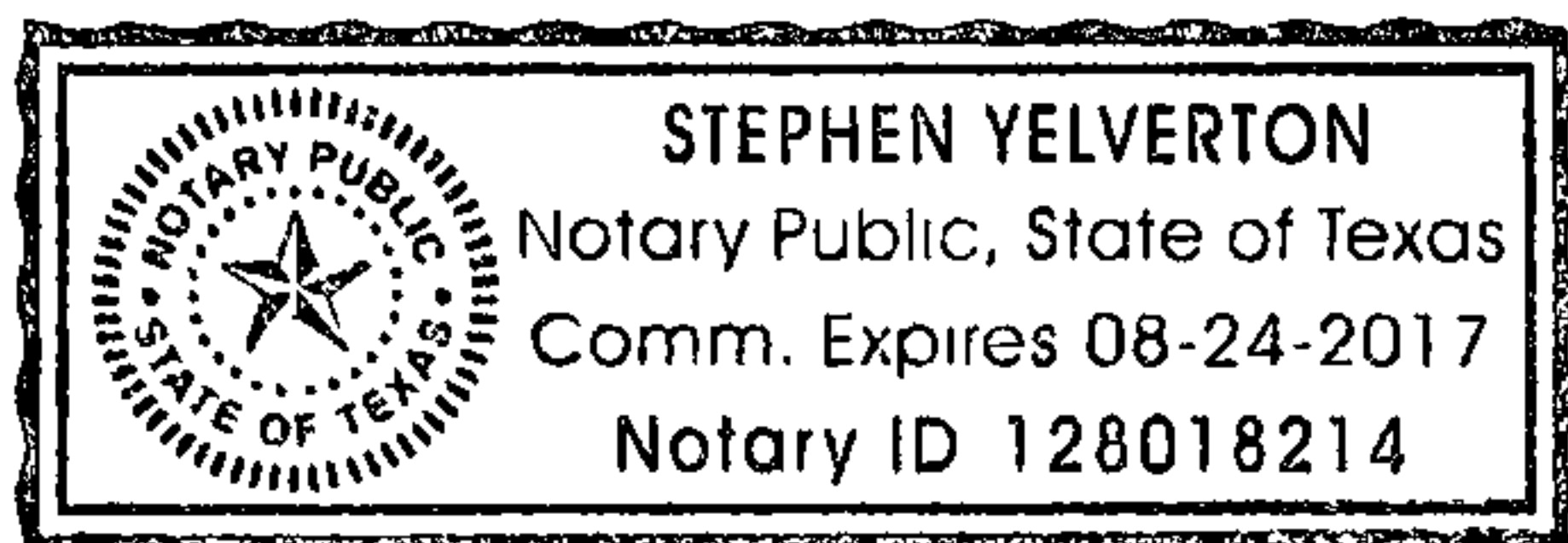
Unattested

Sign

STEPHEN YELVERTON

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 12:04:49 PM
\$56.50 CHERRY
20161102000402490

Handwritten signature