

-Above this line reserved for official use only-

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

R#1402536

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **EIGHTY FOUR THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$84,900.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **BAYVIEW LOAN SERVICING, LLC** whose mailing address is 4425 PONCE DE LEON BLVD. 5TH FLOOR CORAL GABLES, FL 33146, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **D. ELWYN BEARDEN AND DEBBY BEARDEN, HUSBAND AND WIFE** whose mailing address is **3490 Bearden LN**

Helena AL 35080 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

LOT 30, ACCORDING TO THE SURVEY OF WILLOW POINT, PHASE I AS RECORDED IN MAP BOOK 21, PAGE 101 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior instrument reference: **Instrument No. 20160921000343780** of the Public Records of the District Recorder of **SHELBY County**, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

SPECIAL WARRANTY DEED

20161213000453920 12/13/2016 11:39:16 AM DEEDS 2/3

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. Executed on this 5 day of DEC, 2016.

BAYVIEW LOAN SERVICING, LLC

By: 

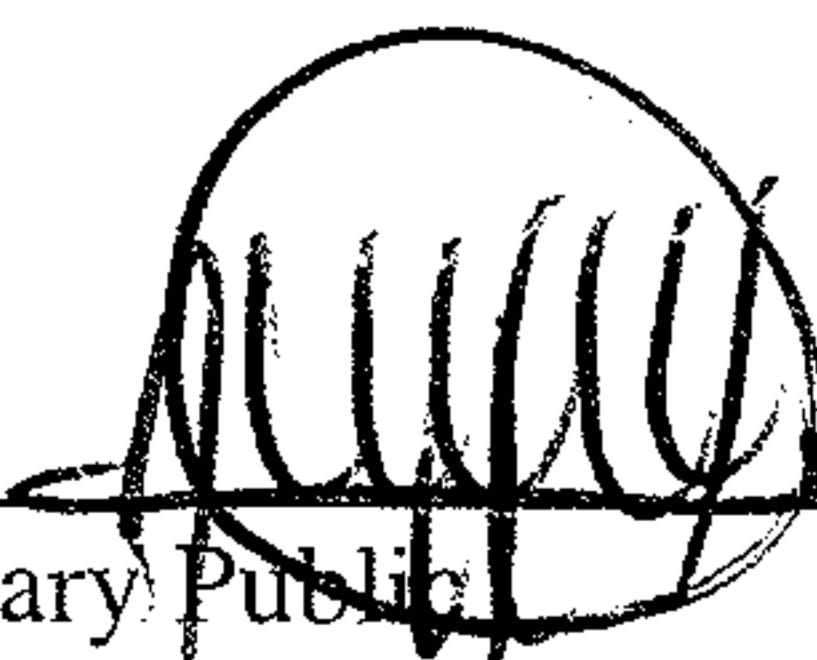
Name: PATRICK JOYCE
ASSISNTANT VICE PRESIDENT

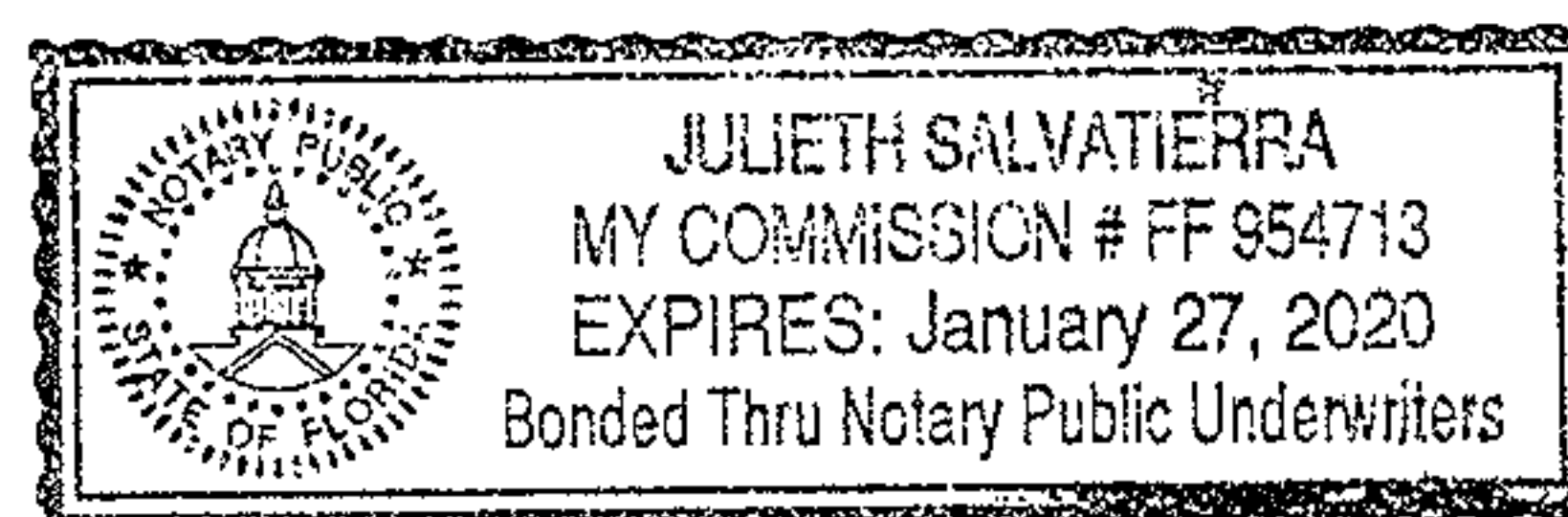
Its: _____

State of FLORIDA)
County of MIAMI-DADE)

I, _____, a Notary Public in and for the County in said State (or for said State at large), hereby certify that PATRICK JOYCE, whose name as AVP (title) of **BAYVIEW LOAN SERVICING, LLC**, a corporation, is signed to the foregoing _____, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing _____, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said corporation on the same day bears date.

Given under my hand (and official seal of office) this 5 day of DEC, 2016.


Notary Public
My commission expires: _____



PREPARED BY:
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461

SEND FUTURE TAX BILLS TO:
D. ELWYN BEARDEN AND DEBBY BEARDEN
3490 Bearden LN

Helena AL 35080

Real Estate Sales Validation Form

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

Grantor's Name Bayview Loan Servicing, LLC Grantee's Name D. Elwyn & Debby Bearden
Mailing Address 4425 PONCE DE LEON BLVD. Mailing Address 229 WILLOW POINT CIR
5TH FLOOR ALABASTER AL 35007

Property Address 229 WILLOW POINT CIR Date of Sale 12/05/2016
ALABASTER, AL 35007 Total Purchase Price \$ 84900
or
Actual Value \$

20161213000453920 12/13/2016 11:39:16 AM DEEDS 3/3 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 12.5.2016

Print Julieth Salvatierra

☒ Unattested

Sign (Signature)

(verified by)

(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
12/13/2016 11:39:16 AM
\$106.00 CHERY
20161213000453920

(Signature)