

20170208000048150
02/08/2017 12:50:17 PM
DEEDS 1/4

Commitment Number: 160370316
Seller's Loan Number: 0013649165

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
23-7-26-0-009-016.000

SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A., as Trustee, on behalf of SASCO Mortgage Loan Trust 2007-MLN1 Mortgage Pass-Through Certificates, Series 2007-MLN1, whose mailing address is 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119, hereinafter grantor, for \$134,000.00 (One Hundred Thirty Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to VIANEY ALVARADO ACOSTA,* hereinafter grantee, whose tax mailing address is 3002 W Saint John St, Tampa, FL 33607-2948, the following real property:

**single*

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA: LOT 229, ACCORDING TO THE MAP OF SILVER CREEK, SECTOR II, PHASE I, RECORDED IN MAP BOOK 29, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 632 BARKLEY CIR 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: 2016 201000439480

Executed by the undersigned on 1-27, 2017:

Wells Fargo Bank, N.A., as Trustee, on behalf of SASCO Mortgage Loan Trust 2007-MLN1 Mortgage Pass-Through Certificates, Series 2007-MLN1, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] 1-27-17

Name: Matthew Romrell

Its: Doc. Control Officer

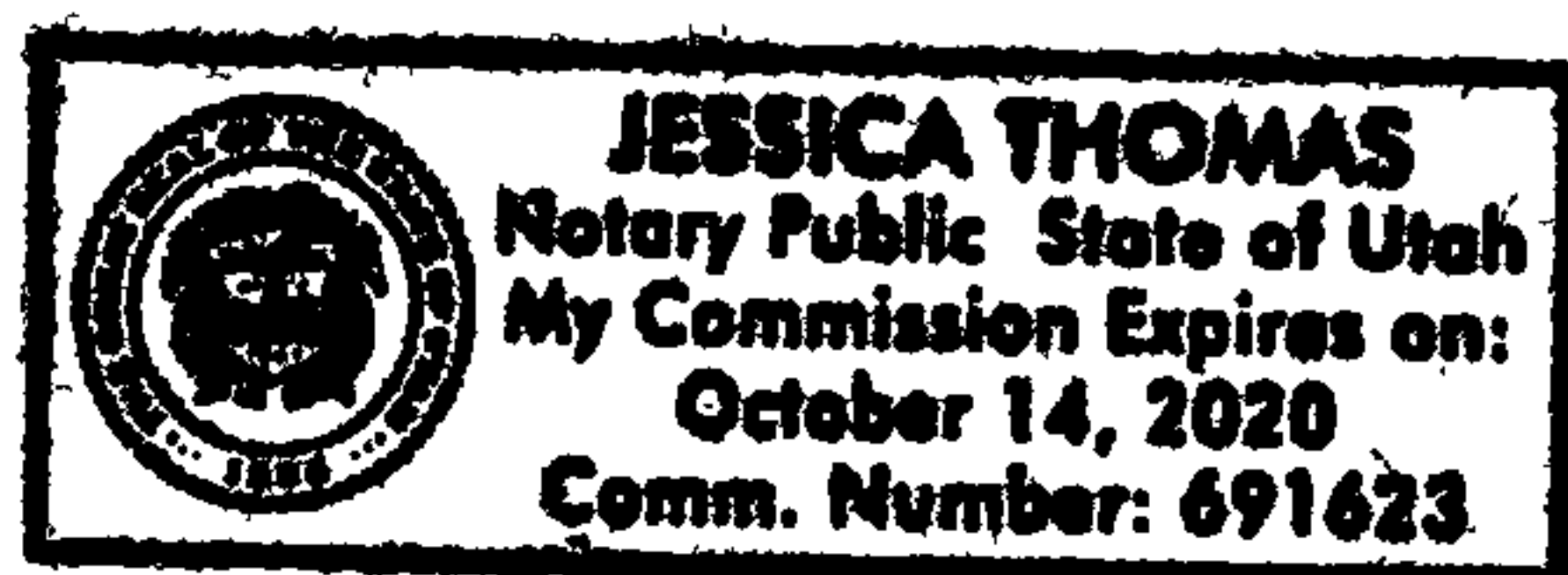
STATE OF Utah
COUNTY OF Salt Lake

*Document Control Officer, Personally Known

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Matthew Romrell its *, on behalf of the Grantor **Select Portfolio Servicing, Inc., as Attorney in Fact for Wells Fargo Bank, N.A., as Trustee, on behalf of SASCO Mortgage Loan Trust 2007-MLN1 Mortgage Pass-Through Certificates, Series 2007-MLN1** 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 * 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 27 day of Jan, 2017

[Signature]
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name ☒ Wells Fargo Bank, N.A., as
Trustee, on behalf of SASCO
Mortgage Loan Trust 2007-MLN1
Mortgage Pass-Through
Certificates, Series 2007-MLN1

Mailing Address 3217 S. Decker Lake Dr. Salt
Lake City, Utah 84119

Property Address 632 BARKLEY CIR ALABASTER,
AL 35007

Grantee's Name VIANEY ALVARADO ACOSTA

Mailing Address 3002 W Saint John St, Tampa,
FL 33607-2948

Date of Sale 1/27/17

Total Purchase Price 134,000.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/08/2017 12:50:17 PM
\$188.00 CHERRY
20170208000048150

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 1-27-17

Print Matthew Romrell, Document Control Officer

Sign [Signature] 1-27-17
(Grantor/Grantee/Owner/Agent) circle one

☒ Select Portfolio Servicing, Inc. as Attorney in Fact **Form RT-1**

☒ Unattested

(verified by)