

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. CWCOT-45802

MAIL TAX STATEMENTS TO:
THOMAS R. HEAD
3579 Burntleaf Lane
Hoover, AL 35226

20170214000054010
02/14/2017 01:56:58 PM
DEEDS 1/3

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
Phone: 866-333-3081

Parcel ID No.: 22-8-34-1-009-027.000

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 25th day of January, 2017, by and between **CARRINGTON MORTGAGE SERVICES, LLC**, a mailing address of 1600 DOUGLAS ROAD SUITE 200A, ANAHEIM, CA 92806 hereinafter referred to as Grantor(s) and **THOMAS R. HEAD, A MARRIED PERSON**, a mailing address of 3579 BURNTLEAF LANE, HOOVER, AL 35226, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of NINETY-EIGHT THOUSAND TWO HUNDRED TWENTY-TWO AND 00/100 (\$98,222.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

Lot 42, according to the Survey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, page 147, in the Office of the Judge of Probate of Shelby County, Alabama.
Together with a right of ingress and egress granted in that certain Grant of Temporary Access Easement recorded in Instrument #20061227000626720.

Property commonly known as: 1252 Kensington Blvd, Calera, AL 35040

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Instrument No. 20170111000012410, recorded 01/11/2017 of the Public Records of the Office of the Judge of Probate 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.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 25 day of January, 2017.

CARRINTON MORTGAGE SERVICES, LLC

BY: [Signature]
PRINT NAME: Anthony DeRosa
TITLE: Vice President, Bankruptcy/Foreclosure
for Carrington Mortgage Services, LLC, Attorney in Fact

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

On 1/25/17 before me, Bernadette L. Salgado, a Notary Public, (insert Name of Notary Public and Title), personally appeared Anthony DeRosa, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
(SIGNATURE OF NOTARY) (SEAL)



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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>Carrington Mortgage Services</u>	Grantee's Name	<u>Thomas R. Head</u>
Mailing Address	<u>1600 Douglas Road</u>	Mailing Address	<u>3579 Burntleaf Lane</u>
	<u>Suite 200A</u>		<u>Hoover, AL 35226</u>
	<u>Anaheim, CA 92806</u>		
Property Address	<u>1252 Kensington Blvd</u>	Date of Sale	<u>02/13/2017</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$98,222.00</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)

☐ 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 2/13/17Print Rebecca L Wood/ Bay National Title Company/ Escrow Officer

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Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL (verified by)
 02/14/2017 01:56:58 PM
 \$119.50 DEBBIE
 20170214000054010

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1