

20170424000139980
04/24/2017 03:00:27 PM
DEEDS 1/4

Commitment Number: 160321749
Seller's Loan Number: 0017004839

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
17-2-03-0-000-025.000;

SPECIAL WARRANTY DEED

DLJ Mortgage Capital, Inc., whose mailing address is 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119, hereinafter grantor, for \$69,900.00 (Sixty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to TRACY L. WHITE, hereinafter grantee, whose tax mailing address is 13799 Hwy 73, Montevallo, AL 35115, the following real property:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 200.09 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES 07 MINUTES 04 SECONDS TO THE LEFT AND RUN WESTERLY A DISTANCE OF 46.87 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 520.18 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 68 DEGREES 13 MINUTES 39 SECONDS TO THE RIGHT AND RUN NORTHWESTERLY A DISTANCE OF 155.92 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 19 DEGREES 44 MINUTES 46 SECONDS TO THE RIGHT AND RUN NORTHERLY ALONG

THE EAST LINE OF A 30 FOOT WIDE PUBLIC ROAD EASEMENT A DISTANCE OF 226.55 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 114 DEGREES 58 MINUTES 00 SECONDS TO THE RIGHT AND RUN SOUTHEASTERLY A DISTANCE OF 405.31 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 70 DEGREES 04 MINUTES 33 SECONDS TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 60.66 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 95 DEGREES 23 MINUTES 53 SECONDS TO THE LEFT AND RUN EASTERLY A DISTANCE OF 225.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OR A PAVED PUBLIC ROAD; THENCE TURN A DEFLECTION ANGLE OF 95 DEGREES 30 MINUTES 25 SECONDS TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 162.24 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Property Address is: 239 KRISTI LANE HARPERSVILLE, AL 35078

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: 20150708000230860

Executed by the undersigned on Feb 1, 2017:

DLJ Mortgage Capital, Inc., By Select Portfolio Servicing, Inc., as Attorney in Fact

By: J. Chandler 2/1/17
Name: Jeaneen Chandler

Its: Document Control Officer

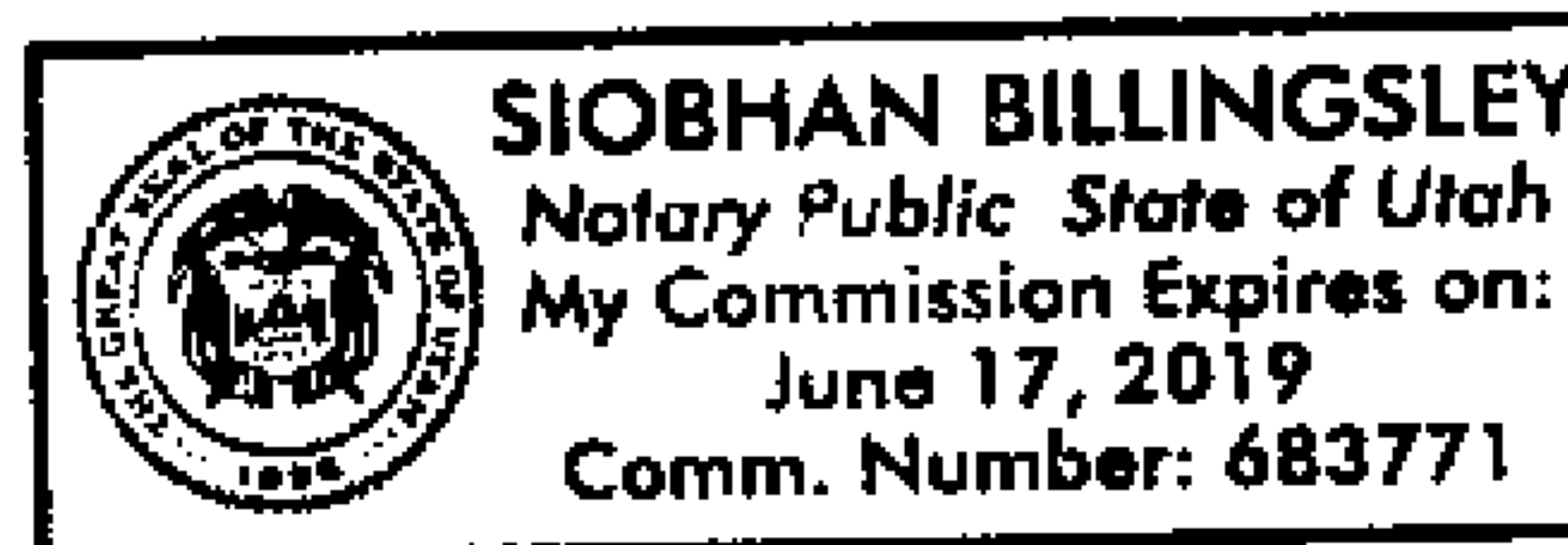
STATE OF UTAH
COUNTY OF SALT LAKE

* Personally Known

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Jeaneen Chandler * its Document Control Officer, on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for DLJ Mortgage Capital, Inc.** 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 Document Control Officer 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 1 day of FEB, 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 ☒ DLJ Mortgage Capital, Inc.
Mailing Address 3217 S. Decker Lake Dr. Salt
Lake City, Utah 84119

Grantee's Name TRACY L. WHITE
Mailing Address 13799 Hwy 73, Montevallo, AL
35115

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Property Address 239 KRISTI LANE
HARPERSVILLE, AL 35078

Date of Sale 2/1/17
Total Purchase Price 69,900.00
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
☐ 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). Jeaneen Chandler

Date 2-1-17

Print J. Chandler Document Control Officer

Sign (Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

(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
04/24/2017 03:00:27 PM
\$25.50 CHERRY
20170424000139980

Select Portfolio Servicing, Inc. as Attorney in Fact