



20170519000175450 1/4 \$130.00
Shelby Cnty Judge of Probate, AL
05/19/2017 11:33:41 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Rex Residential Property Owner, LLC

3 Cordes St
Charleston SC 29401

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Six Thousand And 00/100 Dollars (\$106,000.00) to the undersigned, Carrington Mortgage Services, LLC, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Rex Residential Property Owner, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 233 according to the Survey of Reserve at Timberline Phase 3 as recorded in Map Book 38, Page 53, Shelby County, Alabama Records.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Article of Incorporation of Timberline Residential Association, Inc. recorded in Instrument No. 2001-54479 and Instrument No. 20050614000291190.
4. Ratification of Subdivision Map recorded in Instrument No. 20090302000073270.
5. Timberline Common Area Maintenance Agreement in Instrument No. 2008219000066740.
6. Restrictions as shown on recorded plat.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20170117000019730, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 05/19/2017
State of Alabama
Deed Tax: \$106.00

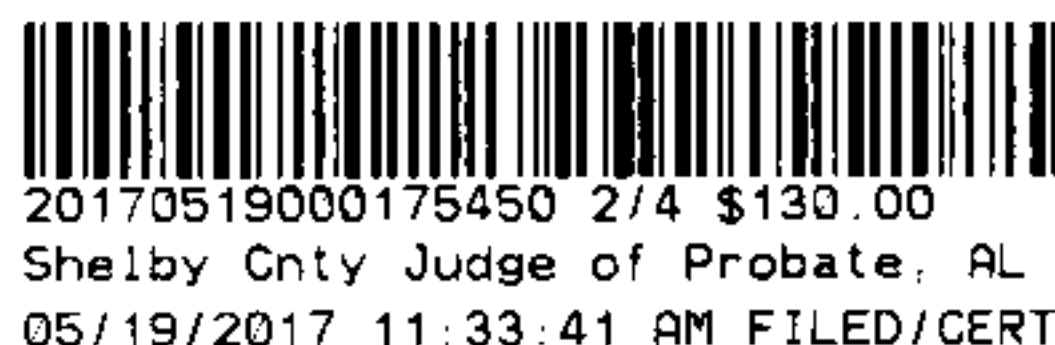
IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 13 day of April, 2017.

Carrington Mortgage Services, LLC

By: [Signature] Scott Hazen
Its _____ REO Manager

STATE OF _____

COUNTY OF _____



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of Carrington Mortgage Services, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the _____ day of April, 2017.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2017-000079

ACKNOWLEDGMENT

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 April 13, 2017 before me, Marisela Jacqueline Islas- Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen
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.

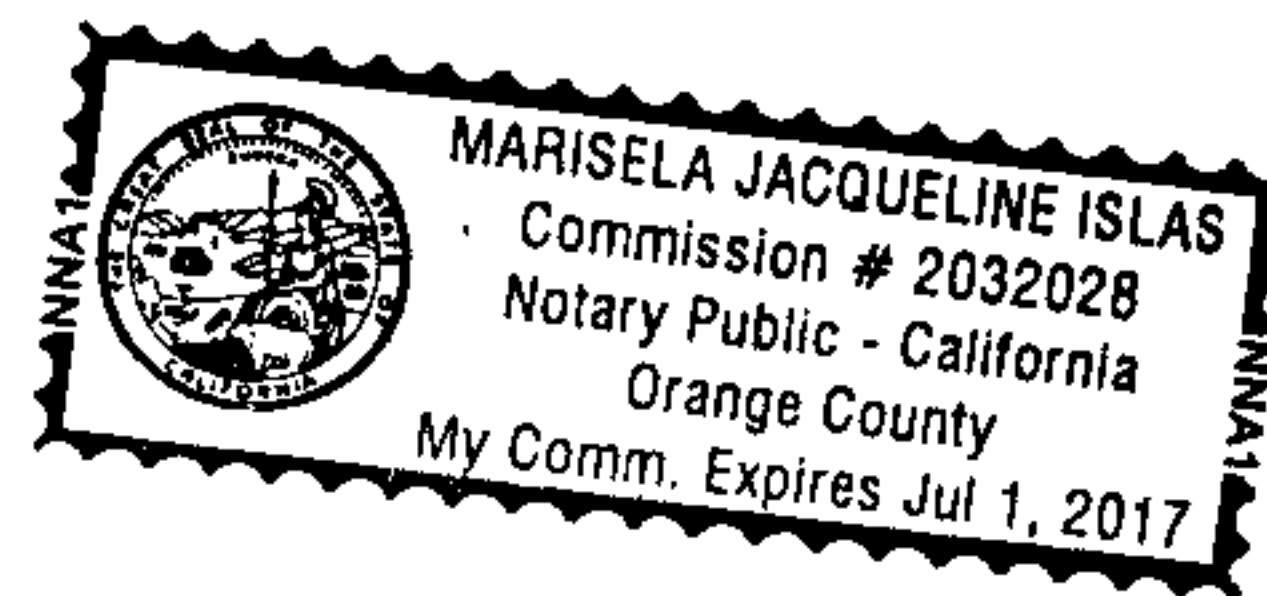
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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Real Estate Sales Validation Form

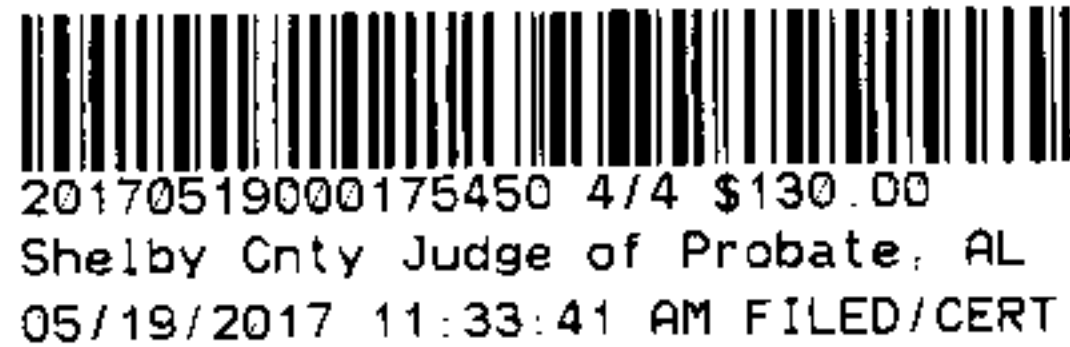
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Carrington Mortgage Services, LLC
Mailing Address Asset# 400050776
1600 Douglass Road Suite 130A
Anaheim, CA 92806

Grantee's Name Rex Residential Property Owner, LLC
Mailing Address 3 Cordes Street
Charleston, SC 29401

Property Address 1068 Pine Valley Drive
Calera, AL 35040

Date of Sale April 24, 2017
Total Purchase Price \$ 106,000.00



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).

Date _____

Print Sondra D. Hall

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one