

This instrument was prepared by:
James W. Tarlton
Attorney at Law
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064


20170714000252080 1/3 \$47.00
Shelby Cnty Judge of Probate, AL
07/14/2017 01:06:33 PM FILED/CERT

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned Reverse Mortgage Solutions, Inc. ("GRANTOR(S)"), in hand paid by Joe S. Mizerany, IV and Haley Mizerany ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

A portion of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama more particularly described as follows: Begin at the SE corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West and run Westerly along the South side of the 1/4 -1/4 for 550.00 feet; thence turn an angle of 87 degrees 59 minutes to the right and run 887.95 feet; thence turn an angle of 92 degrees 01 minutes to the right and run 550.00 feet; thence turn an angle of 87 degrees 59 minutes to the right and run 139.3 feet; thence turn an angle of 90 degrees 00 minutes to the right and run 250.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run 210.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run 250.00 feet then turn an angle of 90 degrees 00 minutes to the right and run 538.65 feet back to the point of beginning.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 01/23/2017, filed on 01/31/2017 and recorded in Instrument# 20170131000037460, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

\$234,000.00 of the purchase price was obtained by a purchase
Money mortgage filed simultaneously herewith

Shelby County, AL 07/14/2017
State of Alabama
Deed Tax: \$26.00

Deed (Statutory Warranty _AL)

AL-REO170186ATN

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on 5-22-17

WITNESSES

Linda Attkin
Printed Name: Linda Attkin
Anna Miller
Printed Name: Anna Miller

GRANTOR:

Reverse Mortgage Solutions, Inc.

BY: Xochitl Martinez

Name: Xochitl Martinez, Assistant Vice President

Title: _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRIS

I, Karen Maples, a Notary Public, in and for said County in said State, hereby certify that Xochitl Martinez, as Sup of Reverse Mortgage Solutions, Inc., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 22 day of May 2017.

Karen Maples

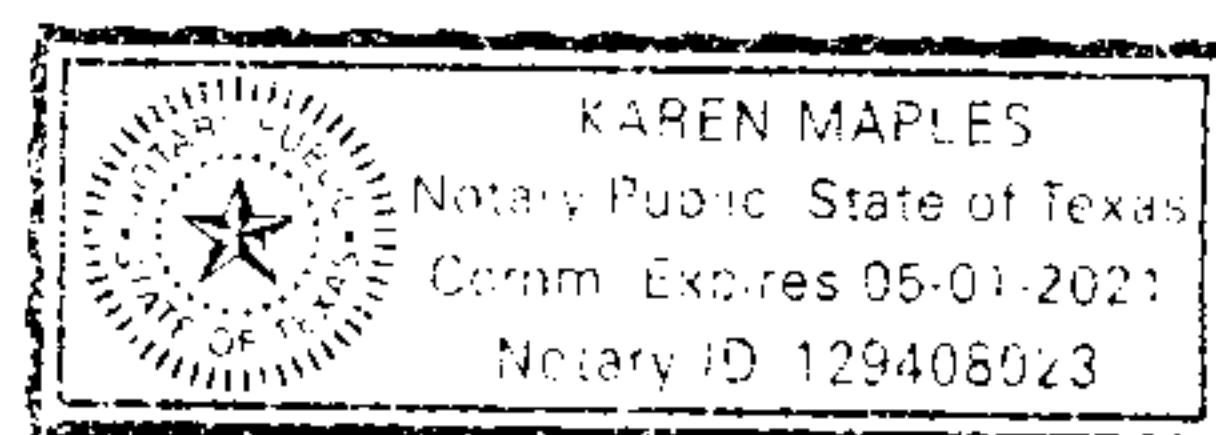
Notary Public

My Commission Expires:

[Notary Seal]

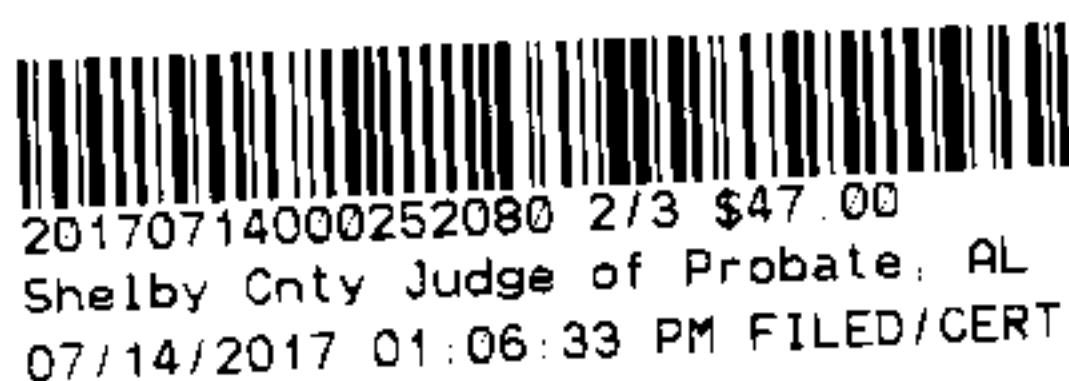
Grantee's Mailing Address:

297 Cain Road
Chelsea, AL 35043



Deed (Statutory Warranty) (AL)

AL-RE0170186ATN



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>Reverse Mortgage Solutions, Inc.</u>	Grantee's Name:	<u>Joe S. Mizerany, IV and Haley Mizerany</u>
Mailing Address:	<u>5222 Cypress Creek PKWY, Suite 100 Houston, TX 77069</u>	Mailing Address:	<u>297 Cain Road Chelsea, AL 35043</u>
Property Address:	<u>297 Cain Road Chelsea, AL 35043</u>	Date of Sale:	<u>6-30-17</u>
		Total Purchase Price:	<u>\$260,000.00</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 | ☐ 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 5-22-17

Print

Xochitl Martinez

Unattested

Sign

Xochitl Martinez, Assistant Vice President

(verified by)

(Grantor/Grantee/Owner/Agent) circle one)

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