

20170801000274980
08/01/2017 08:14:21 AM
DEEDS 1/4

Commitment Number: 170097226
Seller's Loan Number: 0012431151

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 2 09 0 006 029.000

SPECIAL WARRANTY DEED

PNC BANK, NATIONAL ASSOCIATION, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, Utah 84119**, hereinafter grantor, for \$135,000.00 (One Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **ENEDINA FAVELA RUBIO**, hereinafter grantee, whose tax mailing address is **1126 EAGLE DR., MAYLENE, AL 35114**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 588, ACCORDING TO THE SURVEY OF LAKE FOREST, FIFTH SECTOR, AS RECORDED IN MAP BOOK 30, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM RED MOUNTAIN TITLE, LLC, AS AUCTIONEER TO PNC BANK, NATIONAL ASSOCIATION IN DEED INSTRUMENT NO. 20170301000070400, DATED 02/27/2017, RECORDED 03/01/2017.

Property Address is: 1126 EAGLE DR., MAYLENE, AL 35114

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.

Executed by the undersigned on July 11, 2017:

PNC BANK, NATIONAL ASSOCIATION, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] JUL 11 2017

Name: Conrad Stribakos

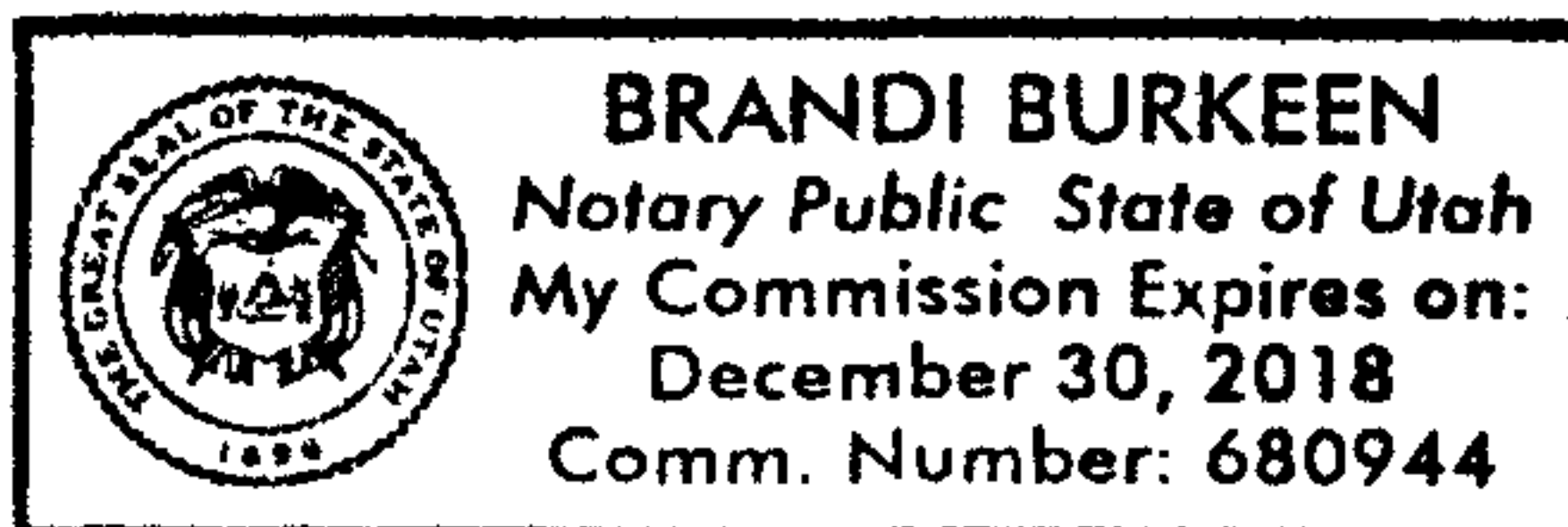
Its: DOC. CONTROL OFFICER

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 Conrad Stribakos * its **Document Control Officer, on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for PNC BANK, NATIONAL ASSOCIATION** 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 11 day of July, 2017



[Signature]
Notary Public Brandi Burkeen

Real Estate Sales Validation Form

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

Grantor's Name **PNC BANK, NATIONAL ASSOCIATION**

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

Property Address **1126 EAGLE DR., MAYLENE, AL 35114**

Grantee's Name **ENEDINA FAVELA RUBIO**

Mailing Address **1126 EAGLE DR., MAYLENE, AL 35114**

Date of Sale **7/11/17**
Total Purchase Price **135,000.00**

or
Actual Value \$

or
Assessor's Market Value \$ **N/A**

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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 **JUL 11 2017**

Print

☒ Unattested

N/A
(verified by)

Sign

Select Portfolio Servicing, Inc. as Attorney in Fact

(Grantor/Grantee/Owner/Agent) circle one

JUL 11 2017

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 08:14:21 AM
\$159.00 CHERRY
20170801000274980

[Signature]

PROPERTY ACQUIRED THROUGH FORECLOSURE
DISCLOSURE EXEMPT
SELLER MAKES NO WARRANTIES
PROPERTY SOLD AS IS