

20171220000453230
12/20/2017 12:45:10 PM
DEEDS 1/3

Return To After Recording:

Genworth Mortgage Insurance Corporation
8325 Six Forks Road
Raleigh, NC 27615
Reference Number: D-AL417315

Mail Tax Statements To:

Genworth Mortgage Insurance Corporation
8325 Six Forks Road
Raleigh, NC 27615

Prepared By:

Certified Document Solutions
c/o Attorney Thomas G. McCroskey
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:

23-5-21-0-009-018-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 22 day of November, 2017, by **CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST**, whose post office address is c/o Fay Servicing, LLC, 440 S. LaSalle Street, Suite 2000, Chicago, IL 60605, hereinafter called Grantor(s), to **GENWORTH MORTGAGE INSURANCE CORPORATION**, whose post office address is 8325 Six Forks Road, Raleigh, NC 27615, hereinafter called Grantee(s):

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantors, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated Shelby County, Alabama, viz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 1065 Grande View Pass, Alabaster, AL 35007

Being all of the same Property conveyed to Grantor by virtue of a Foreclosure Deed recorded June 22, 2017 among the Official Property Records of Shelby County, Alabama as Instrument 20170622000223590.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 22 day of November, 2017.

Citibank, N.A., as trustee for CMLTI Asset Trust
By Fay Servicing, LLC, as Attorney in Fact

By [Signature]

Print Name: Carlos Paz

Title: REO Assistant Manager

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that

Carlos Paz

, whose name as REO Assistant Manager

Signor) of Fay Servicing, LLC, as Attorney in Fact for Citibank, N.A., as trustee for CMLTI Asset Trust, a Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, Carlos Paz 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 22 day of November 2017.

[Signature]
NOTARY PUBLIC

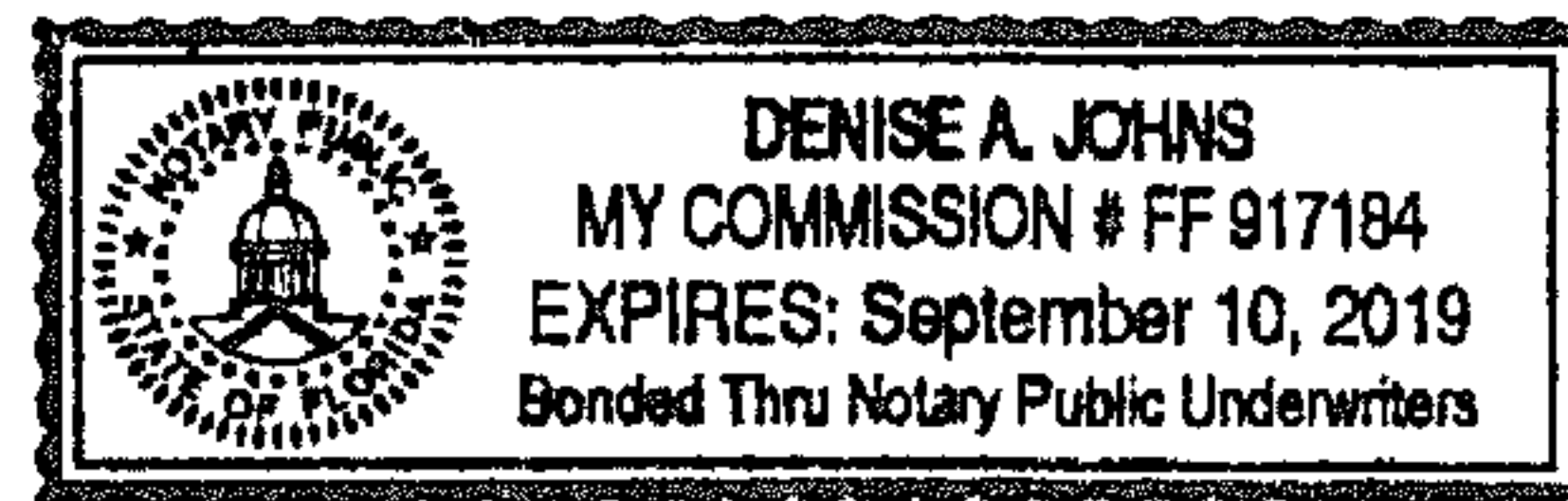
Printed Name: Denise A Johns

My Commission Expires: 9-10-2019

Total Purchase Price or Fair Market Value: \$ 364,900.00

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 Assessed Value



No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

The following described real estate, situated in Shelby Count, Alabama, to wit:

Lot 1518, according to the Survey of Grande View Estates, Givianpour Addition to the Alabaster, 15th Addition, as recorded in Map Book 32 Page 126, in the Probate Office of Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2017 12:45:10 PM
\$386.00 CHERRY
20171220000453230

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name and title of the Probate Judge.