

20180111000011230
01/11/2018 09:01:40 AM
DEEDS 1/4

This Document Prepared By:

Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

After Recording Send Tax Notice To:

City Place Group Media LLC
2023 Cogswell Ave
Pell City, AL 35125

Assessor's Parcel Number: 07-6-14-2-202-001.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$29,500.00), to the undersigned GRANTOR, **Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, By Ocwen Loan Servicing LLC, as Attorney in-fact.**, whose mailing address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **City Place Group Media LLC, an Alabama Limited Liability Company**, (herein referred to as grantee), whose mailing address is 2023 Cogswell Avenue, Pell City, Alabama 35125, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 6671 Highway 85, Vincent, Alabama 35178

Source of Title. Ref.: Deed: Recorded December 1, 2016; Doc. No. 20161201000439380

Total Purchase Price: \$29,500.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date: Dec. 26, 2017 Printed Name: Beonide Durandisse
Signature: [Signature]

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 26 day of DECEMBER, 2017.

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3, By Ocwen Loan Servicing LLC, as Attorney in-fact.

Attest:

[Signature]

By: [Signature] 12/26/17

Beonide Durandisse / Contract Management Coordinator
Printed Name & Title

Rafael Gonzalez Contract Management Coordinator

Printed Name & Title

STATE OF FLORIDA

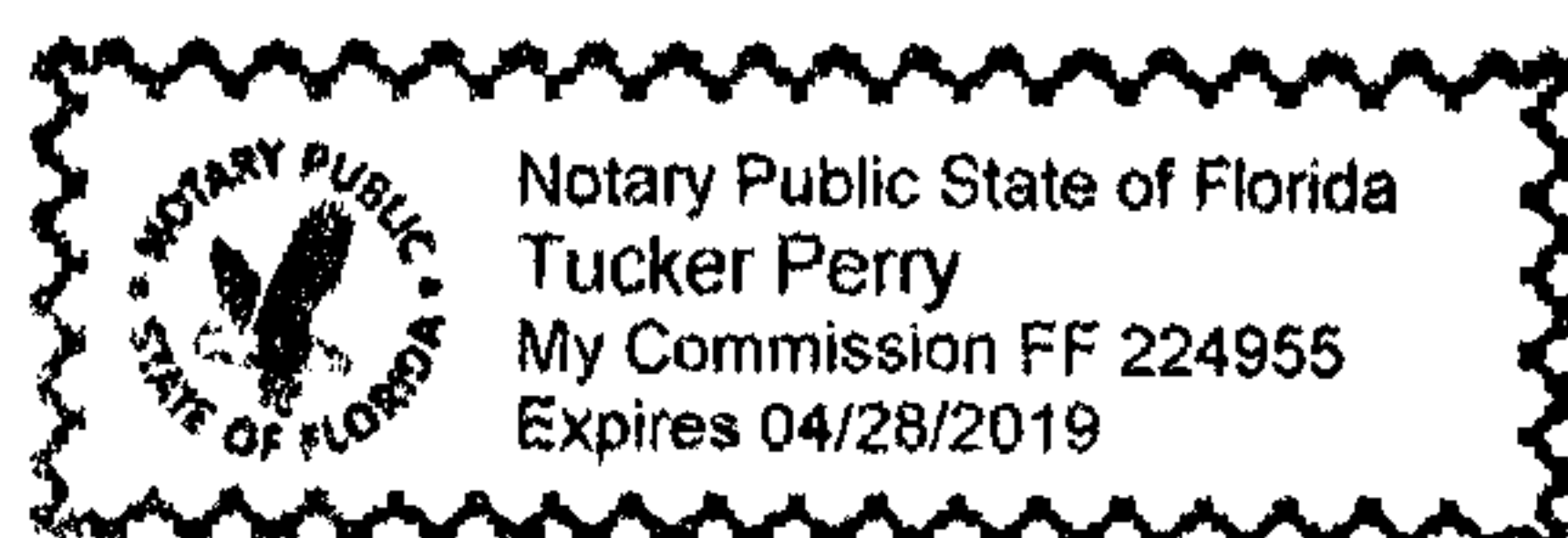
PALM BEACH COUNTY

I, Tucker Perry, a Notary Public in and for said County, in said State, hereby certify that Beonide Durandisse, whose name as Contract Management Coordinator of **Ocwen Loan Servicing LLC, as Attorney in-fact For Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3**, a corporation, 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 above and foregoing conveyance, he/she, as such signor and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

POA will be recorded simultaneously herewith.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 26 day of DECEMBER, 2017.



[Signature]
NOTARY PUBLIC Tucker Perry
My Commission Expires: _____
Loan Number: 7092231773

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING 946.41 FEET EAST OF AND 1298.28 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST; FROM THE POINT OF BEGINNING THUS OBTAINED, RUN SOUTH 57 DEGREES 49 MINUTES 30 SECONDS WEST A DISTANCE OF 317.30 FEET; THENCE RUN SOUTH 02 DEGREES, 36 MINUTES 06 SECONDS EAST A DISTANCE OF 212.34 FEET; THENCE RUN SOUTH 83 DEGREES 02 MINUTES 37 SECONDS EAST A DISTANCE OF 492.18 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED PUBLIC ROAD; THENCE TURN LEFT AND RUN NORTHERLY AND NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 503 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING 946.41 FEET EAST OF AND 1298.28 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 57 DEGREES 49 MINUTES 30 SECONDS WEST A DISTANCE OF 178.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR 139.16 FEET; THENCE RUN SOUTH 02 DEGREES 36 MINUTES 06 SECONDS EAST A DISTANCE OF 212.57 FEET; THENCE RUN SOUTH 82 DEGREES 56 MINUTES 37 SECONDS EAST A DISTANCE OF 157.78 FEET; THENCE RUN NORTH 06 DEGREES 57 MINUTES 38 SECONDS EAST A DISTANCE OF 193.25 FEET; THENCE RUN NORTH 32 DEGREES 13 MINUTES 25 SECONDS WEST A DISTANCE OF 134.89 FEET TO THE POINT OF BEGINNING.

ALSO, THE RIGHT TO USE A THIRTY (30) FOOT WIDE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS: SAID EASEMENT SHALL BE THIRTY (30) FOOT WIDE AND THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS;

BEGIN AT A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING 946.41 FEET EAST OF AND 1298.28 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, THENCE RUN SOUTH 32 DEGREES 44 MINUTES 13 SECONDS EAST A DISTANCE OF 192 FEET, MORE OR LESS, TO THE CENTERLINE OF A DIRT DRIVE AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 66 DEGREES 50 MINUTES 21 SECONDS WEST FOR 151.39 FEET; THENCE RUN SOUTH 68 DEGREES 07 MINUTES 26 SECONDS WEST FOR 47.43 FEET, THENCE RUN SOUTH 83 DEGREES 26 MINUTES 23 SECONDS WEST FOR 18.22 FEET TO THE POINT OF ENDING.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Wells Fargo Bank, National Association	Grantee's Name	City Place Group Media LLC
Mailing Address	1661 Worthington Road Suite 100	Mailing Address	2023 Cogswell Ave
	West Palm Beach FL		Pell City AL
	33409		35125
Property Address	6671 Highway 85,	Date of Sale	1/10/2018 5:00 PM
	Vincent, AL 35178-6569 (Shelby)	Total Purchase Price	\$ 29,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 01/10/2018Print Chetan Kanavi (As Agent)

Unattested _____

Sign Chetan Kanavi

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2018 09:01:40 AM
\$53.50 CHERRY
20180111000011230

Form RT-1