

AL-180100285

This instrument was prepared by:

Victor Kang  
Rubin Lublin AL, LLC  
100 Concourse Parkway, Suite 115  
Birmingham, AL, 35244

Send Tax Notices To:

DM Capital, LLC  
2126 Acton Park Way  
Birmingham, AL 35243

**20180216000050530**  
**02/16/2018 10:32:05 AM**  
**DEEDS 1/4**

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3145 Avalon Ridge Place, Suite 100  
Peachtree Corners, GA 30071

THE STATE OF \_\_\_\_\_  
\_\_\_\_\_ COUNTY

### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 121,600.00 Dollars, to the undersigned grantor(s), **Pingora Loan Servicing, LLC** in hand paid by **DM Capital, LLC**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **DM Capital, LLC**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **DM Capital, LLC** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 12/27/2017 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

AL-180100285

In Witness Whereof, we have hereunto set our hands and seals, this 30th day of Jan, 2018

20180216000050530 02/16/2018 10:32:05 AM DEEDS 2/4

Pingora Loan Servicing, LLC

By: [Signature]  
Printed Name: Francine Bryant  
Title: VP & Assistant Secretary

State of New Jersey  
County of Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francine Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a/the VP & Asst. Secretary of Pingora Loan Servicing, LLC, a limited liability company, the within named bargainor, and that he/she/they, as such VP & Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself/themselves as VP & Asst. Secretary

WITNESS my hand, at office, this 30 day of January, 2018

[Signature]  
Notary Public

STACY CUTYMBE  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires September 10, 2021  
ID# 50010712

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

Lot 64, according to the survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A and B, in the Probate Office of Shelby County, Alabama.

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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: Pingora Loan Servicing, LLC  
Mailing Address: 425 Phillips Blvd  
Ewing, NJ 08618

Grantee's Name: DM Capital, LLC  
Mailing Address: 2126 Acton Park Way  
Birmingham, AL 35243

Property Address: 1116 SEQUOIA TRL  
Alabaster, AL 35007

Date of Sale: 2/15/18

Total Purchase Price: 121,600.00

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

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. 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: 2/15/18

Unattested

  
(verified by)

Print:

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



