


This Instrument Prepared By:
Paul M. Kemp
Access Title, LLC
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
(205) 238-6777
18-00156-SEL

Send Property Tax Notice To:
Rex Residential Property Owner, LLC
1505 King Street Ext
Charleston, SC 29405

Special Warranty Deed


20180621000220570 1/4 \$159.00
Shelby Cnty Judge of Probate, AL
06/21/2018 08:40:15 AM FILED/CERT

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thirty-Four Thousand Nine Hundred Dollars and 00/100, (\$134,900.00)** cash in hand paid to

Selene Finance, LP

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Rex Residential Property Owner, LLC

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in **Shelby County, Alabama**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.


Source of Title: Mortgage Foreclosure Deed recorded at Instrument # 20180124000023210, in the Office of the Judge of Probate, Shelby County, Alabama Records.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, **Selene Finance, LP**, has caused these present to be executed in its name and on its behalf as aforesaid, on this 4 day of June, 2018.

Selene Finance, LP


Name: **Brandee Conrad**
Title: **Vice President**

Shelby County, AL 06/21/2018
State of Alabama
Deed Tax: \$135.00

State of Texas

County of Harris

I, Carmen A Figueroa the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Brandee Conrad as Vice President for Selene Finance, LP, has 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 conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

2018 Given under my hand and official seal this 4 day of June

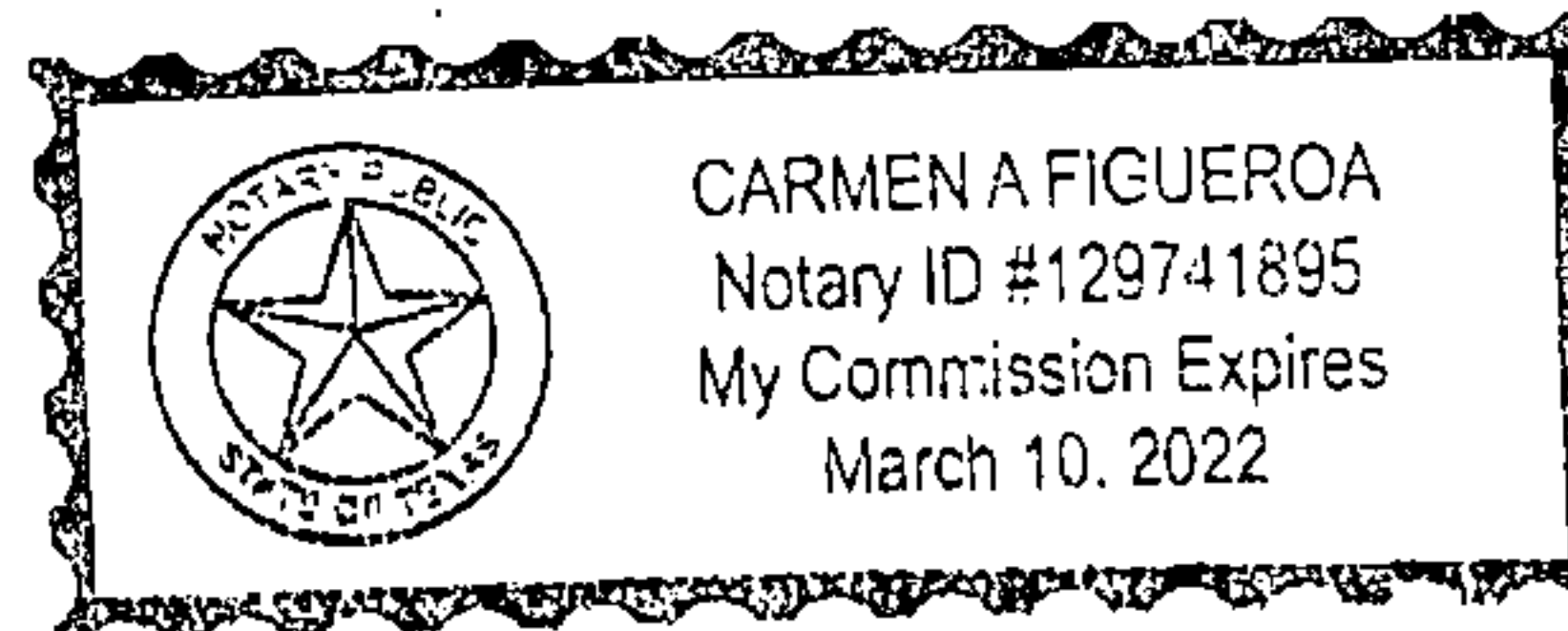
Carmen A Figueroa

Carmen A Figueroa

Notary Public

My commission expires: 03/10/2022

[Seal]



20180621000220570 2/4 \$159.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Legal Description

LOT 2 ACCORDING TO THE SURVEY OF KINSDALE GARDEN HOMES, 1ST SECTOR
AS RECORDED IN MAP BOOK 34, PAGE 16, SHELBY COUNTY, ALABAMA RECORDS.



20180621000220570 3/4 \$159.00
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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: Selene Finance, LP
Mailing Address: 9990 Richmond Avenue
Houston, TX 77042

Grantee's Name: Rex Residential Property Owner, LLC
Mailing Address: 1505 King Street Ext
Charleston, SC 29405

Property Address: 1004 KERRY DRIVE
Calera, AL 35040

Date of Sale: 6-15-18
Total Purchase Price: \$134,900.00
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)

☐ 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 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 is 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: 6-18-18
Unattested OC
Verified by:

Print: Access Title, LLC
Sign: Brandee Conrad
(Grantor/Grantee/Owner/AGENT) circle one
Brandee Conrad Vice President

FORM RT-1

