

20181031000385670
10/31/2018 10:33:20 AM
DEEDS 1/4

Commitment Number: 170262964
Seller's Loan Number: 0017659590

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
10-9-30-0-991-004.170

SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$58,000.00 (Fifty Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **PEACH TOWN PROPERTIES, LLC**, hereinafter grantee, whose tax mailing address is **2809 YELLOW LEAF RD., CLANTON, AL 35045**, the following real property:

UNIT 212, ACCORDING TO SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040316000134350, AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040701000364570, AND ARTICLES OF INCORPORATION OF STERLING OAKS OWNERS ASSOCIATION, INC. AS RECORDED IN EXHIBIT C OF THE DECLARATION OF CONDOMINIUM, AND THE BY-LAWS OF STERLING OAKS OWNERS ASSOCIATION AS RECORDED IN EXHIBIT D OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH AN UNDIVIDED 1/60 INTEREST IN THE COMMON ELEMENTS OF STERLING OAKS CONDOMINIUM,

A CONDOMINIUM, AS SET OUT IN THE DECLARATION OF CONDOMINIUM AND ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, RECORDED IN MAP BOOK 33, PAGE 101 A THRU D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 212 STERLING OAKS DRIVE, HOOVER, AL 35244

BEING THE SAME REAL PROPERTY CONVEYED TO THE GRANTOR DESCRIBED HEREIN BY THAT CERTAIN FORECLOSURE DEED RECORDED ON 06/29/2017, IN INSTRUMENT REFERENCE 20170629000233450.

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 Sept 26, 2018:

THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: J. Chandler 9/26/18
Name: Jeaneen Chandler

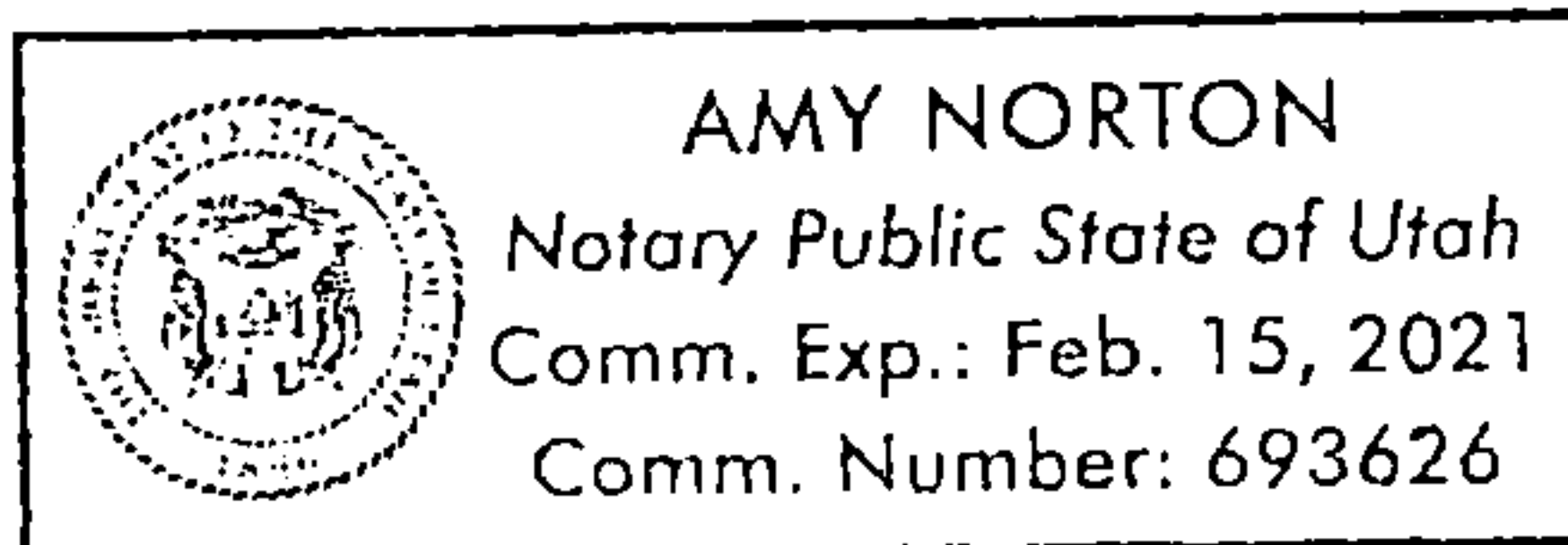
Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

*Doc. Control Officer

The foregoing instrument was acknowledged before me on SEP 26 2018, 2018. Before me, Amy Norton, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler Its * on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Given under my hand an official seal this 26 day of Sept., 2018



Amy Norton
Notary Public
Amy Norton

Real Estate Sales Validation Form

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

Grantor's Name THE BANK OF NEW YORK
Mailing Address MELLON FKA THE BANK OF N
3217 S DECKER LAKE DR.
SALT LAKE CITY UT 84119

Grantee's Name PEACHTOWN PROPERTIES, LLC
Mailing Address 2809 YELLOW LEAF ROAD
CLANTON, AL 35045

Property Address 212 STERLING OAKS DRIVE
HOOVER, AL 35244

Date of Sale 09/26/2018

Total Purchase Price \$ 58000.00

or

Actual Value

\$

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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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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 10-30-2018

Print

LISA NIZOLETTA

Sign

Lisa Nizollette

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Ka

(verified by)

Ann S. Byrd

Print Form



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
10/31/2018 10:33:20 AM
\$82.00 CHERRY
20181031000385670

Form RT-1