

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Kripal Singh

629 Willow Crest Rd
Vestavia AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Four Thousand Six Hundred Twenty-Five And 00/100 Dollars (\$44,625.00) to the undersigned, CitiMortgage, Inc., by National Default REO Services, LLC, a Delaware Limited Liability Company, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kripal Singh, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

“See Exhibit A”

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Subject to all matters as set forth in Plat Book 9, Page 41, Probate Office of Shelby County, Alabama
4. Articles of Incorporation of The Gables Homeowners' Association, Inc. recorded in Book 27, Page 733 and Book 30, Page 407, Probate Office of Shelby County, Alabama.
5. Easement to Realty Development Corp recorded in Book 97, Page 535, Probate Office of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 10, Page 177, Book 189, Page 122, Book 222, Page 691, Book 238, Page 241, Book 284, Page 181, Book 50, Page 325, Book 50, Page 327, Book 50, Page 340, Book 96, Page 855, Instrument 20051101000566510, Instrument 20060413000171390, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument 20190215000049880, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of April, 2019.

CitiMortgage, Inc.

By National Default REO Services, LLC, a Delaware Limited Liability Company ~~as Attorney in Fact~~

By: [Signature]

Its Paul Gorman

STATE OF California
COUNTY OF San Bernardino

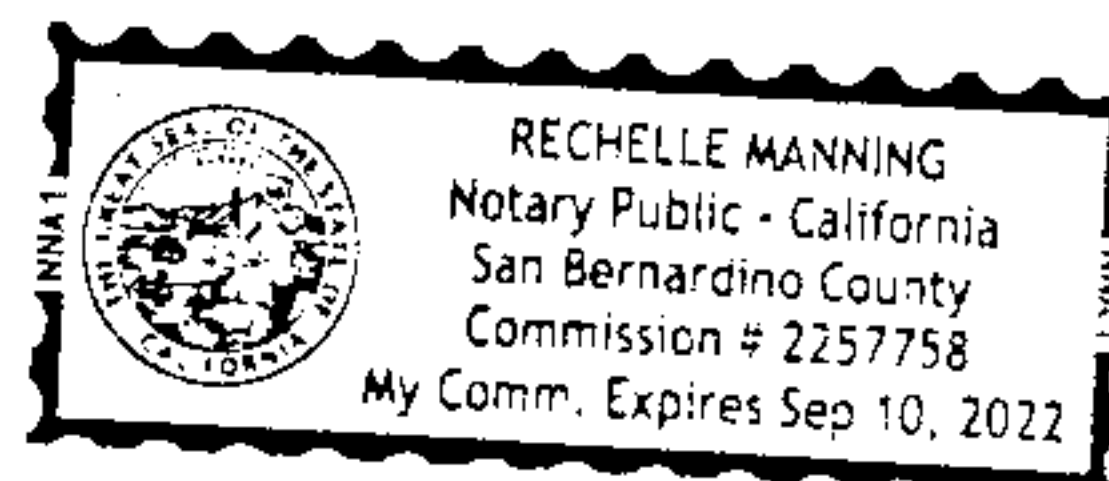
Authorized Signor of National Default REO Services, LLC,
a Delaware Limited Liability Company,
as Attorney in Fact and/or agent

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Gorman, whose name as Auth Signer of National Default REO Services, LLC, a Delaware Limited Liability Company, as Attorney in Fact for CitiMortgage, Inc., 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 4 day of April, 2019.

[Signature]
NOTARY PUBLIC
My Commission expires: 9-10-22
AFFIX SEAL

2019-000086



20190423000133190 2/4 \$69.00
Shelby Cnty Judge of Probate, AL
04/23/2019 02:24:31 PM FILED/CERT

Exhibit A

All that parcel of land in City of Birmingham, Shelby County, State of Alabama, as more fully described in Deed Book 233, Page 153, being known and designated as Unit 501, Building 5, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327, Real Volume 50, page 340, and re-recorded in Real 50, page 942, Real 165, page 578 and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325, further amended by Real 189, page 222 and Real 222, page 691 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in Map Book 9, pages 41 thru 44 and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.


20190423000133190 3/4 \$69.00
Shelby Cnty Judge of Probate, AL
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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 CitiMortgage, Inc.
Mailing Address 1000 Technology Drive, MS 314,
O'Fallen, MO 63368

Grantee's Name Kripal Singh
Mailing Address 629 Willow Crest Rd
Vestavia AL 35226

Property Address 501 Gables Dr.
Hoover, AL 35244

Date of Sale 04/22/2019
Total Purchase Price \$44,625.00
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 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 04/22/2019

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



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