

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

Send Tax Notice to:
Sarah Miller

*401 E. Milgray Lane
Calera, AL 35040*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Four Thousand Five Hundred Fifty And 00/100 Dollars (\$104,550.00) to the undersigned, JP Morgan Mortgage Acquisition Corp, by Carrington Mortgage Services, LLC, 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 Sarah Miller, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Resurvey of Carrington Sector II, according to the plat thereof recorded in Map 26, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama; being and situated in Shelby County, Alabama.

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. 15-foot minimum building setback line as reserved and shown on recorded map.
4. Easement/right-of-way to ingress and egress reserved unto Denman Builders, Inc. as recorded in Instrument 20020801000358620.
5. Mineral and mining rights as recorded in Volume 352, Pages 818 and 805 and Deed Book 60, Page 109. Subject to all matters as set forth as shown on the plat as recorded in Map 26, Page 141.
6. Articles of Incorporation for Carrington Homeowners' Association recorded in Instrument 20060213000071840.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument #20040914000511390, 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 USC 3604(c).
8. Agreement with Alabama Power Company recorded in Instrument # 1999-29693 and Instrument # 1999-29699

9. 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 No. 20190612000208030, 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 October, 2019.

JP Morgan Mortgage Acquisition Corp

By Carrington Mortgage Services, LLC, as Attorney in Fact

By: [Signature] OCT 04 2019

Its Stacy Behan / Authorized Signer

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of Carrington Mortgage Services, LLC, as Attorney in Fact for JP Morgan Mortgage Acquisition Corp, 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 _____ day of October, 2019.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2019-000323

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

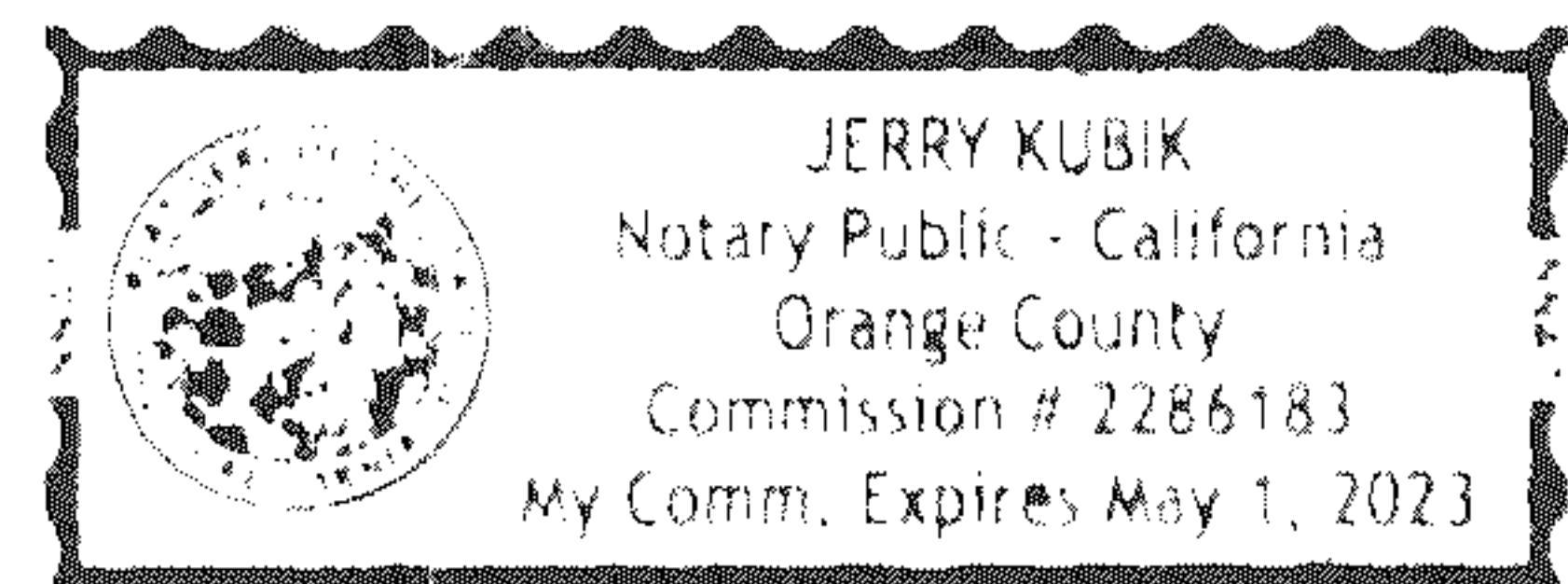
On OCTOBER 4, 2019 before me, JERRY KUBIK, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared STACY BEHAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Real Estate Sales Validation Form

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

Grantor's Name JP Morgan Mortgage Acquisition Corp
Mailing Address 1600 S Douglass Road, Anaheim, CA 92806

Grantee's Name Sarah Miller
Mailing Address 401 E Milgraw Lane Calera, AL 35040

Property Address 243 Carrington Ln Calera, AL 35040

Date of Sale 10/15/2019
Total Purchase Price \$104,550.00
or
Actual Value \$
or
Assessor's Market Value \$

20191016000380730 10/16/2019 08:28:04 AM DEEDS 4/4

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 10/15/2019

Print Sirote & Parnett PC

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Settlement



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/16/2019 08:28:04 AM
\$136.00 CHERRY
20191016000380730

Allen S. Bayl