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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
A & LR Properties, LLC
2004 Butler Rd
Alabaster, AL 35007
File #: TCEL-12636-AL

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of ONE HUNDRED SIXTEEN THOUSAND and 00/100 (\$116,000.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, CITIGROUP MORTGAGE LOAN TRUST 2015-A, whose post office address is 440 South LaSalle Street #2000, Chicago, IL 60605, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to A & LR PROPERTIES, LLC, whose address is 2004 Butler Rd Alabaster, AL 35007, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 501 Bennett Drive, Alabaster, AL 35007

Parcel ID: 13-8-34-4-001-036-013

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 14th day of February, 2020.

Alicia Roosa
Witness

Alicia Roosa
Printed Name

[Signature]
Witness

Carlos Paz
Printed Name

CITIGROUP MORTGAGE LOAN TRUST 2015-A
By: FAY SERVICING, LLC, as attorney in fact

By: [Signature]

Title: REO Closing Coordinator, Fay Servicing, LLC,
Attorney-in-Fact

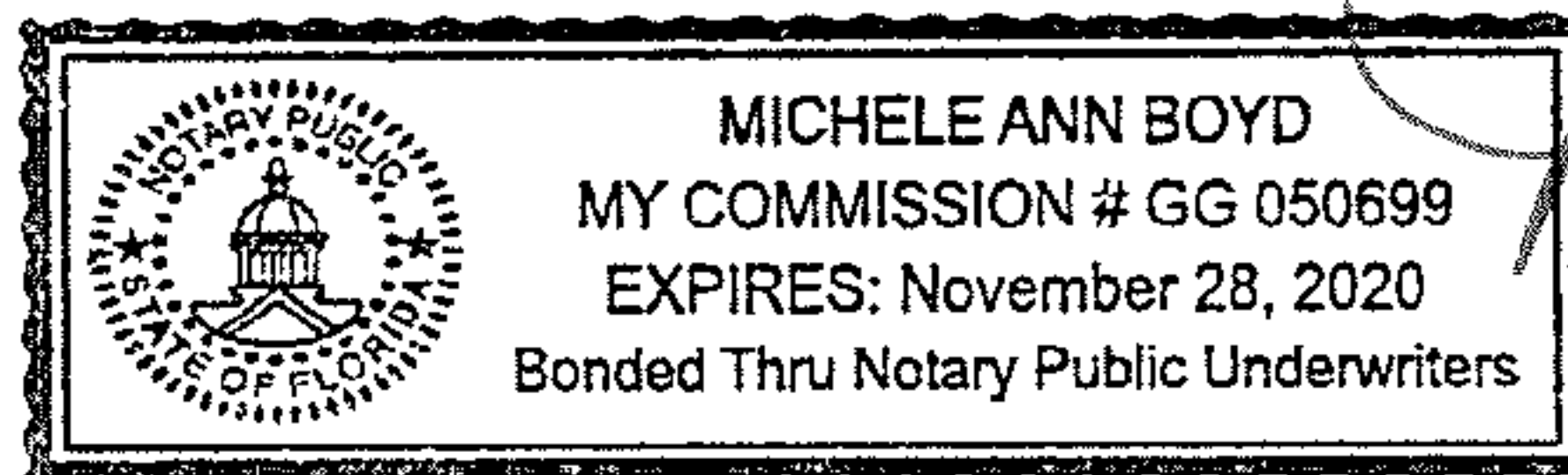
Printed Name: Michael Brooks

STATE OF FLORIDA}

COUNTY OF HILLSBOROUGH}

I, a Notary Public, in and for said County in said State, hereby certify that Michael Brooks whose name is REO Closing Coordinator of FAY SERVICING, LLC, as attorney in fact for CITIGROUP MORTGAGE LOAN TRUST 2015-A, is signed to the foregoing instrument or 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.

Given under my hand this 14th day of February, 2020.



[Signature]
Notary Public
My commission expires:

Prepared By:
Mariam Bukhari
Title Clearing and Escrow, LLC
6102 S. Memorial Dr
Tulsa, OK 74133

EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 6, BLOCK 2, ACCORDING TO THE SURVEY OF FERNWOOD 4TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 96, SHELBY COUNTY, ALABAMA.

