

Return to after recordation:

Radian Title Services, 100 GSK Drive, Ste. 210, Coraopolis, PA 15108

STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2017-2, whose
mailing address is 333 S. Anita Drive, Suite 400, Orange, CA 92868, hereinafter referred
to as "Grantor"

and

GREGORY M. FOX and TRACI R. FOX, husband and wife, whose mailing address is
5037 Castle Rock Drive, Birmingham, AL 35242, hereinafter referred to as "Grantee",

WITNESSETH:

That the Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00), cash in
hand, paid this day by the Grantee, and other good and valuable consideration, receipt
and sufficiency of which is hereby acknowledged, does give, grant, bargain, sell, convey
and confirm unto the Grantee, in fee simple, the following described real property
(hereinafter, the "Property") located in the County of Shelby, State of Alabama:

BEING LOT NO. 24-B, CASTLE ROCK DRIVE RESURVEY, AS SHOWN ON PLAT
OF RECORD IN PLAT BOOK 23, PAGE 72, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA, TO WHICH PLAT REFERENCE IS HEREBY
MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to the Grantor herein by deed recorded April 2, 2019
as Instrument Number 20190402000106090, in the Office of the Judge of Probate of
Shelby County, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements,
hereditaments, easements, appurtenances, and improvements thereunto belonging, or in
anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed ✓ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or _____ is part of the homestead of Grantor and the conveyance is joined by both

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 4th day of May, 2020.

MATAWIN VENTURES TRUST SERIES 2017-2
By KONDAUR CAPITAL CORPORATION,
as Separate Trustee

By: 
Name: _____
Title: **Mayra Vargas, Asset Coordinator**

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.

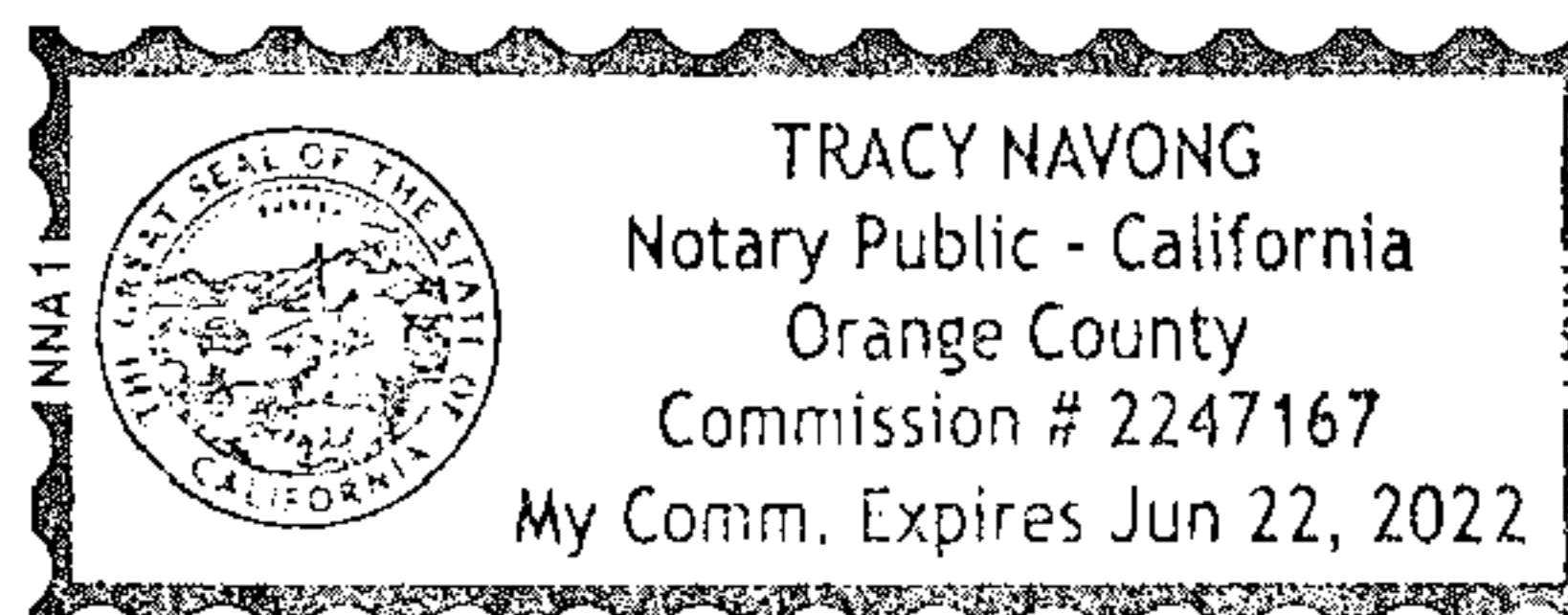
State of California
County of ORANGE } ss:

On MAY 4, 2020 before me, TRACY NAVONG, Notary Public, personally appeared Lorenzo Marin, Vice President of Operations for MATAWIN VENTURES TRUST SERIES 2017-2 by KONDAUR CAPITAL CORPORATION, as ~~Separate~~ Trustee, 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 signatures(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]
Notary Public
My Commission expires:



(seal)

This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:
Wilmington Savings Fund Society, 333 S. Anita Drive, Suite 400, Orange, CA 92868

Grantee's address:
Gregory M. Fox and Traci R. Fox, 5037 Castle Rock Drive, Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name Wilmington Savings Fund Society, FSB
Mailing Address 333 S. Anita Drive, Suite 400
Orange, CA 92868

Grantee's Name Gregory M. Fox and Traci R. Fox
Mailing Address 5037 Castle Rock Drive
Birmingham, AL 35242

Property Address 5037 Castle Rock Drive
Birmingham, AL 35242

Date of Sale 05/04/2020

Total Purchase Price \$ 569,000.00

or

Actual Value \$

20200617000246380 06/17/2020 08:59:58 AM DEEDS 4/4 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 06/16/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2020 08:59:58 AM
\$120.00 CHERRY
20200617000246380

Print Ashley Brettell - Agent

☐ Unattested

(verified by)

Sign Ashley Brettell
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1