

This Instrument Prepared By:
Paul M. Kemp
Access Title & Closing Group, LLC
100 Centerview Drive, Ste. 111
Vestavia Hills, AL 35216
AL-23-00003-MTB

Send Property Tax Notice To:
James Banks
2058 Timberline Drive
Calera, AL 35040

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Thirty-Five Thousand and 00/100 Dollars (\$235,000.00) cash in hand paid to:

Lakeview Loan Servicing, LLC

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said:

James Banks

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to wit:

Lot 98, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117, in the Office of the Judge of Probate, Shelby County, Alabama.

Commonly known as 2058 Timberline Drive, Calera, AL 35040

With Tax Parcel ID # 35 1 01 1 002 026.000.

Source of Title: Foreclosure Deed Dated 02/08/2022, Recorded on 02/10/2022 in Instrument #20220210000060130, in the Office of the Judge of Probate, Shelby County, Alabama records.

This conveyance is subject to any and all rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain Foreclosure Deed Dated 02/08/2022, Recorded on 02/10/2022 in Instrument #20220210000060130, in the Office of the Judge of Probate, Shelby County, Alabama records.

TO HAVE AND TO HOLD unto the said Grantee his/her/their heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Lakeview Loan Servicing, LLC has caused these presents to be executed in its name and on its behalf as aforesaid, on this 18th day of January, 2023.

Lakeview Loan Servicing, LLC

By M&T as Attorney-in-Fact for
Lakeview Loan Servicing, LLC

By: *Nichole McMurray*
Name: Nichole McMurray

Title: Assistant Vice President

State of New York

County of Erie

I, Lucy A Dannecker the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Nichole McMurray as Assistant Vice President for M&T as Attorney-in-Fact for Lakeview Loan Servicing, LLC, has 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 they, as such officers and with full authority, executed the same voluntarily for and as the act of said LLC, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 18th day of January, 2023.

Lucy A Dannecker
Notary Public
My commission expires: 7/25/2023

[Seal]

LUCY A DANNECKER
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC #0104825448
COMM. EXP. 7/25/2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressLakeview Loan Servicing
4425 Ponce DeLeon
Condo Condoles FL Blvd
33146 ms 5-251Grantee's Name
Mailing AddressJames Banks
2058 Timberline Dr
Calera AL
35040

Property Address

2058 Timberline Dr
Calera AL
35040

Date of Sale

2-10-23

Total Purchase Price

\$ 235,000.00

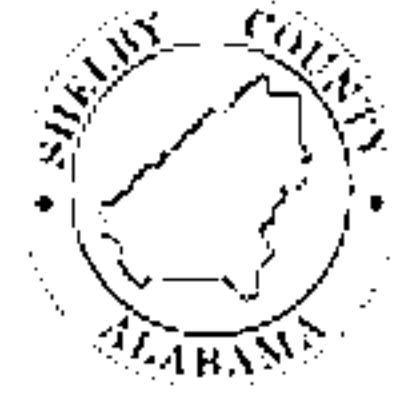
or

Actual Value

\$

or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2023 03:33:45 PM
\$29.00 PAYGE
20230317000074540*Ann S. Byrd*

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 2-10-23

Print

DAWN R. COLLIER☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1