

20180216000050920
02/16/2018 10:48:44 AM
DEEDS 1/6

This instrument was prepared by:
Jeremy L. Parker
Attorney At Law
1560 Montgomery Hwy, Suite 205
Birmingham, AL 35216

Return this Instrument to:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Order No.: AL-REO180007ATN

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF Alabama
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned MTGLQ Investors, L.P. ("GRANTOR(S)"), in hand paid by Rex Residential Property Owner, LLC ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Savannah Point Sector VIII, as recorded in Map Book 36, Page 58 in the Probate Office of Shelby County, Alabama.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 06/05/2017, filed on 06/07/2017 and recorded in Inst # 20170607000200620, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on this 9 day of January, 2018.

WITNESSES

M. J. A.
Printed Name: M. J. A.
Kristin Powell
Printed Name: Kristin Powell

GRANTOR:

MTGLQ Investors, L.P. JASON YATES
BY: [Signature] VP
New Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing as attorney-in-fact

ACKNOWLEDGEMENT

STATE OF SC
COUNTY OF GREENVILLE
PHILIP B. BROWN Notary Public, in and for said County in said State, hereby certify that
JASON YATES as VP of New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing attorney in fact for MTGLQ Investors, L.P., whose name is signed to
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 9 day of JANUARY, 2018.

[Signature]
Notary Public
My Commission Expires:

[Notary Seal]
PHILIP B. BROWN
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 04-24-18

Grantee's Mailing Address:

1025 Little Sorrel D
Calera, AL 35040

EXHIBIT A

2017008898
 3 Pgs
 E/ATTY Book: DW 2505 Page: 2558 - 2560
 February 1, 2017 08:53:45 AM
 Rec: \$15.00
 FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

Prepared by:
 MTGLQ Investors, L.P.
 Andrea Rhinehardt
 6011 Connection Drive
 Irving, TX 75039
 Phone: (972) 368-5138

RECORDING REQUESTED BY
& AFTER RECORDING RETURN TO:
 New Penn Financial, LLC
 d/b/a Shellpoint Mortgage Servicing
 75 Beattie Place, Suite 300
 Greenville, SC 29601

MAR 03 2017
 DATE
 CERTIFIED TO BE A TRUE AND CORRECT COPY
 OF DOCUMENT ON FILE IN THIS OFFICE
Timothy J. Manning
 REGISTER OF DEEDS, GREENVILLE COUNTY

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that MTGLQ Investors, L.P., a limited partnership formed and existing under the laws of the State of Delaware and having its principal place of business at 200 West Street, New York, New York 10282, as Owner ("Owner") pursuant to the Servicing Agreement between Owner and New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, having an office at 75 Beattie Place, Suite 300, Greenville, South Carolina 29601 ("Servicer"), dated as of June 16, 2015 (as amended, supplemented or restated from time to time, the "Agreement"), hereby constitutes and appoints the Servicer, by and through the Servicer's authorized officers, as the Owner's true and lawful attorney-in-fact (the "Attorney-in-Fact"), in Owner's name, place and stead and for the Owner's benefit, in connection with all mortgage loans and REO properties subject to the terms of the Agreement for the purpose of performing the acts and executing the documents described herein in the name of the Owner as may be customarily and reasonably necessary and appropriate in respect of any of the mortgages, deeds of trust, deeds to secure debt, and other forms of security instruments (the "Security Instruments") and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is the Owner (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Security Instrument) and for which the Servicer is performing servicing activities all subject to the terms of the Agreement.

This appointment shall apply only to the following enumerated transactions with respect to the Security Instruments, Mortgage Notes, and related real property:

1. To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, assignments, allonges, modifications, affidavits, subordinations, endorsements, short sales, and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell, or convey real property, to correct or clear title to the related real property, and to negotiate, approve and accept funds for the short sales of real property.

2. To initiate and take such actions, and to execute, acknowledge, seal and deliver any and all documents or instruments whatsoever, which are necessary, appropriate, or required,

Recorded in RPB BK 332 PG 457, 02/30/2017 11:17:23 AM Recording Fee 15.50, TOTAL 15.50
 Stephanie M. Kemmer, Probate Judge, 8th County, Alabama

in connection with the foreclosure or acceptance of a deed in lieu of foreclosure (including without limitation the completion of judicial or non-judicial foreclosure or the termination, cancellation or rescission of any such foreclosure), insurance filings and claims, bankruptcy and eviction actions, real estate transactions, and the pursuit of any deficiency, debt or other obligation.

3. To execute, acknowledge, seal and deliver any and all assignments, releases, short sales, satisfactions and partial releases.

4. To execute, acknowledge, seal and deliver any and all documents associated with the disposition or transfer of real property, including without limitation deed transfers.

5. To execute, acknowledge, seal and deliver any and all documents associated with subordinations, partial releases, partial re-conveyances, assignments, release of lien (including settlements and short sales), lot line adjustments, and all documents associated with lien releases.

6. To endorse any checks or other instruments received by the Servicer and made payable to Owner.

7. To take such actions as may be necessary for the preservation or repair of the related real property.

This Power of Attorney shall be effective commencing on January 27, 2017, and shall remain in full force and effect until the earlier of two (2) years after the date written below, or until such time that the Attorney-in-Fact no longer services the Mortgage Loans, unless earlier revoked by written instrument. Owner hereby ratifies, confirms and approves in all respects the actions heretofore taken by the Attorney-in-Fact which are consistent with the authorizations detailed hereinabove. Owner has the unrestricted right unilaterally to revoke this Power of Attorney. The Owner authorizes the Servicer, by and through the Servicer's authorized officers, to certify, deliver and/or record copies and originals of this Power of Attorney.

Servicer shall indemnify the Owner, its successors and assigns and hold them harmless against any and all claims, losses, penalties, fines, forfeitures, legal fees and related costs, judgments and any other costs, fees and expenses arising out of or resulting from any misuse or unlawful use of this Power of Attorney by Servicer or any of its agents, designees or representatives.

Third parties without actual notice may rely upon the exercise of the power granted under this Power of Attorney. Any third party may rely upon a copy of this Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the Servicer to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of Servicer for all purposes of this Power of Attorney.

[Remainder of this page intentionally left blank.]

RPM 332 459

Dated: January 27, 2017

MTGLQ INVESTORS, L.P.

By: 

Name: J. Weston Moffett

Title: Vice President

Witnesses:



Name:

Tabatha M Westbrook



Name:

Andrea Rhinehardt

ACKNOWLEDGMENT

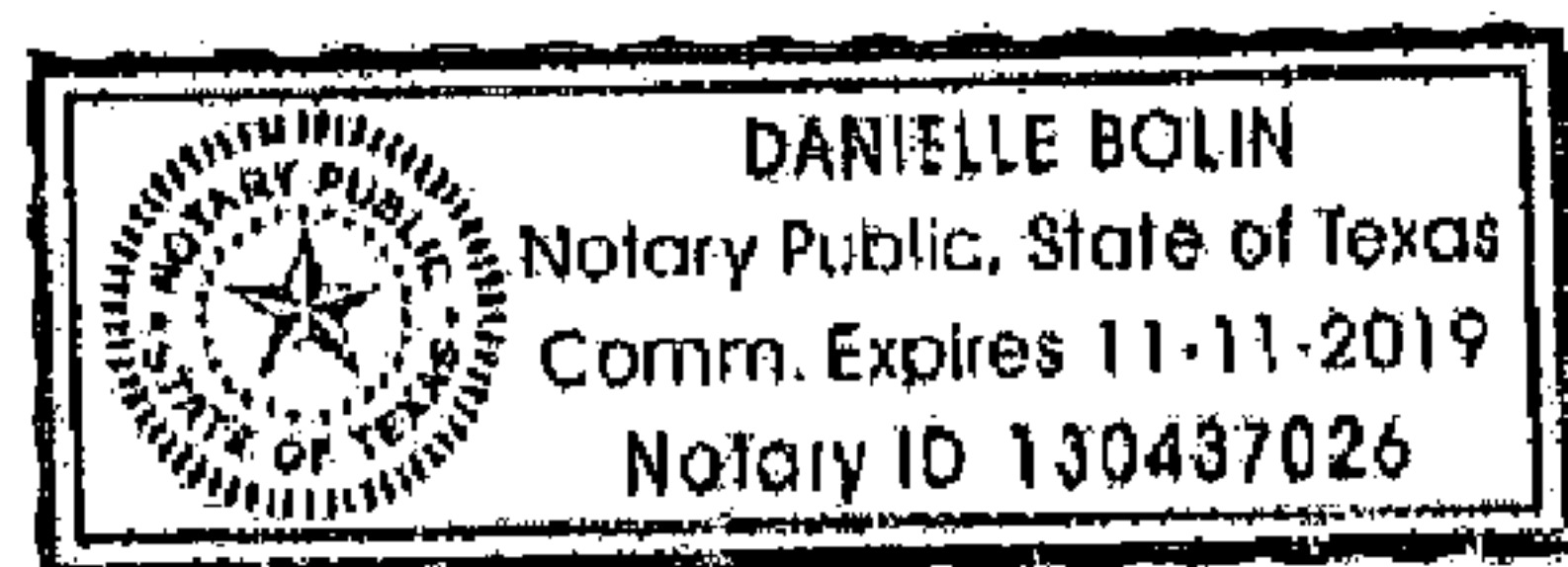
STATE OF TEXAS

SS.:

COUNTY OF DALLAS

On this 27th day of January, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Weston Moffett, the Vice President of MTGLQ Investors, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the entity, on behalf of which the person acted, executed the instrument.

(Seal)





Notary Public

Danielle Bolin

Real Estate Sales Validation Form

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

Grantor's Name MTGLQ Investors, LP
 Mailing Address 15 South Main Street
Suite 600
Greenville, SC 29603

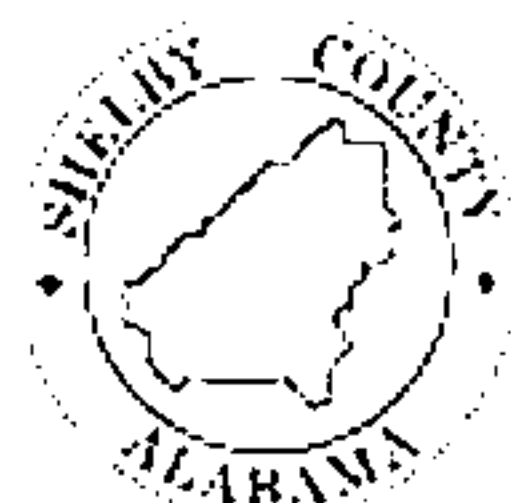
Grantee's Name Rex Residential Property Owner, LLC
 Mailing Address 1505 King Street EXT
Suite 100 Charleston, SC 29405

Property Address 1025 Little Sorrel Drive
Calera, AL 35040

Date of Sale January 24, 2018
 Total Purchase Price \$ 116,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/16/2018 10:48:44 AM
 \$146.00 CHERRY
 20180216000050920

[Signature]

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 1/24/18

Print Julie K. [Signature]

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one