

**20190702000237910**  
**07/02/2019 03:23:36 PM**  
**DEEDS 1/4**

Commitment Number: 190729132  
Seller's Loan Number: 4400375289

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**35 20 31 0 01 041 000**

---

**SPECIAL/LIMITED WARRANTY DEED**

**FIRST GUARANTY MORTGAGE CORPORATION**, whose mailing address is **15480 Laguna Canyon Rd Ste 100, Irvine, CA 92618**, hereinafter grantor, for \$47,880.00 (Forty Seven Thousand Eight Hundred Eighty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **VESTHUT LLC**, hereinafter grantee, whose tax mailing address is **1411 CORTEZ ST UNIT 21723, DENVER, CO 80221**, the following real property:

**LOT 8, BLOCK 253, TOWN OF CALERA, AS RECORDED BY RESURVEY OF ORIGINAL SURVEY, TOWN OF CALERA, IN PLAT BOOK 3, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. APN #: 35 20 31 1 01 041 000**  
Property Address is: **1841 21st Avenue, Calera, AL 35040**

Being the same property transferred from Carla Fowler to **FIRST GUARANTY MORTGAGE CORPORATION**, by Mortgage Foreclosure Deed recorded on 04/01/2019 as instrument number **20190401000102120**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 25, 2019:

**FIRST GUARANTY MORTGAGE CORPORATION, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact**

By: Branden Gateley

Name: Branden Gateley

Its: VP RLMs

STATE OF Oklahoma  
COUNTY OF Oklahoma

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Branden Gateley its VP, on behalf of the Grantor **FIRST GUARANTY MORTGAGE CORPORATION, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as VP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 25 day of June, 2019

[Signature]  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name First Guaranty Mortgage Corporation  
Mailing Address 1411 Cortez Street  
Unit 21723  
Denver, CO 80221

Grantee's Name VESTHUT LLC  
Mailing Address 1411 Cortez Street  
Unit 21723  
Denver, CO 80221

Property Address 1841 21st Avenue  
Calera, AL 35040

Date of Sale 06/27/2019  
Total Purchase Price \$ 47880.00

or  
Actual Value \$

20190702000237910 07/02/2019 03:23:36 PM 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 ☐ 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 7/2/19

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2019 03:23:36 PM  
\$72.00 CHERRY  
20190702000237910

Ann S. Byrd

Form RT-1