

20190820000304360  
08/20/2019 08:56:14 AM  
DEEDS 1/5

Commitment Number: 190873765  
Seller's Loan Number: 1002841128

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**  
**27-1-02-0-002-040.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**PENNYMAC LOAN SERVICES, LLC**, whose mailing address is **6101 CONDOR DR., MOORPARK, CA 93021**, hereinafter grantor, for \$70,500.00 (Seventy Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JAMES CLARK** and **TRACY CLARK**, hereinafter grantees, whose tax mailing address is **116 MEADOWGREEN DR., MONTEVALLO, AL 35115**, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 12, BLOCK 2, ACCORDING TO THE SURVEY OF MEADOWGREEN, AS RECORDED IN MAP BOOK 6, PAGE 59, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. A.P.N.: 27-1-02-0-002-040.000**

**Property Address is: 116 MEADOWGREEN DR., MONTEVALLO, AL 35115**

Being the same property transferred from **PENNYMAC LOAN SERVICES, LLC** to **PENNYMAC LOAN SERVICES, LLC** by Foreclosure Deed recorded on **05/28/2019** as instrument number **20190528000181010**.

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 grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on 8-6-, 2019:

**PENNYMAC LOAN SERVICES, LLC**

By: [Signature]

Print Name: Kelly McFarland  
Vice President, REO

Title: \_\_\_\_\_

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 \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public (insert Name of Notary Public and Title, personally appeared \_\_\_\_\_ its \_\_\_\_\_ on behalf of **PENNYMAC LOAN SERVICES, LLC** 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 or capacities, and that by his/her/their signature(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 OF NOTARY)

## ACKNOWLEDGMENT

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 Ventura

On 8-6- 2019 before me, Cynthia Hoff, Notary Public  
(insert name and title of the officer)

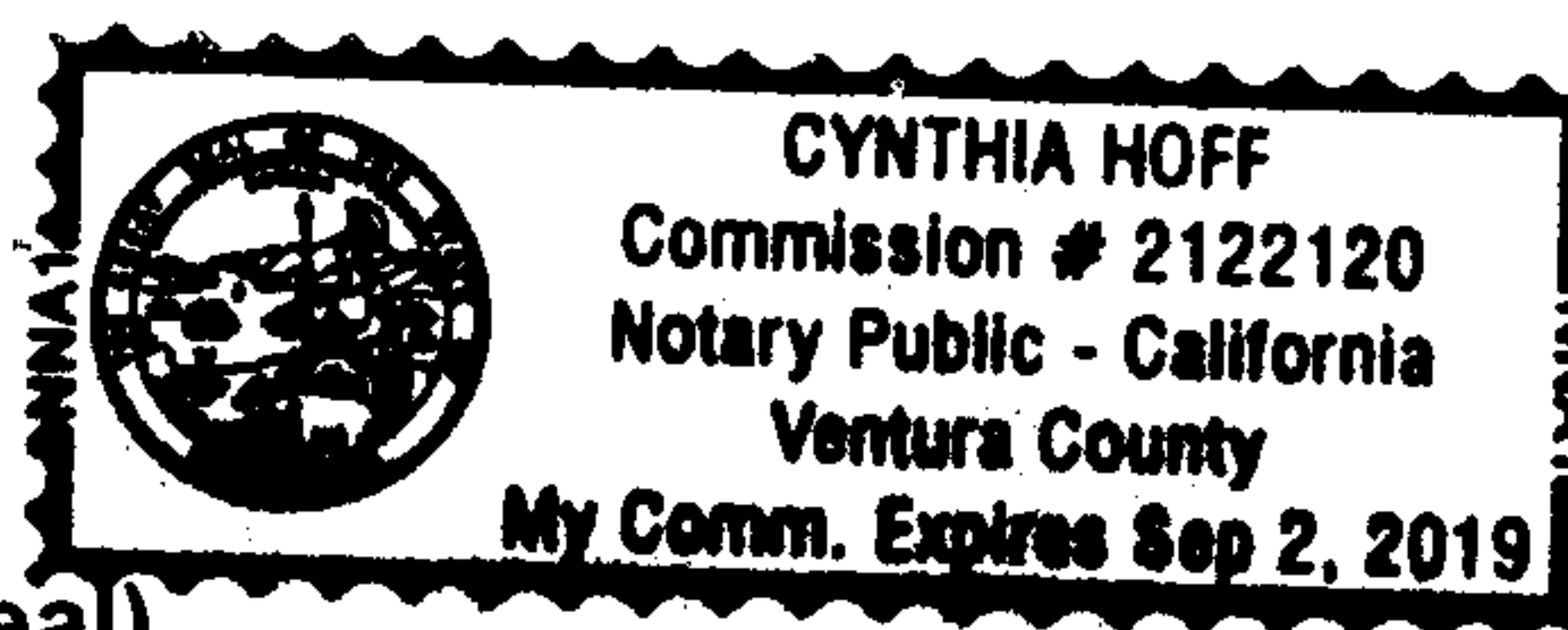
personally appeared Kelly McFarland,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(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 

(Seal)





# Real Estate Sales Validation Form

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

Grantor's Name PENNYMAC LOAN SERVICES,  
LLC  
Mailing Address 6101 CONDOR DR.,  
MOORPARK, CA 93021

Grantee's Name JAMES CLARK and TRACY  
CLARK  
Mailing Address 116 MEADOWGREEN DR.,  
MONTEVALLO, AL 35115

Property Address 116 MEADOWGREEN DR.,  
MONTEVALLO, AL 35115

Date of Sale 08/06/2019  
Total Purchase Price 70,500.00

or  
Actual Value \$

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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 08/19/2019

Print ALYSSA BRESNAY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/20/2019 08:56:14 AM  
\$97.50 CHERRY  
20190820000304360

Alyssa Bresnay