

20220512000195350  
05/12/2022 12:11:43 PM  
QCDEED 1/4

After Recording Return To:

This instrument was prepared by:

Jeff W. Parmer

~~Law Office of Jeff W. Parmer, LLC~~

2204 Lakeshore Drive, Suite 125

Birmingham, AL 35209

### QUIT CLAIM DEED

**THIS INDENTURE**, Made on the 5th day of May 2022 by and between **Reverse Mortgage Funding LLC as nominee for Wilmington Trust, NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II** (hereinafter referred to as "Grantor") for valuable consideration **Ten and 00/100 Dollars (\$10.00)**, received to its full satisfaction from **Reverse Mortgage Funding LLC** (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING SAME PREMISES conveyed to Grantor via Foreclosure Deed recorded 2/24/2022 in Document number 20220224000080130 of the Shelby County Judge of Probate's office.

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.


AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

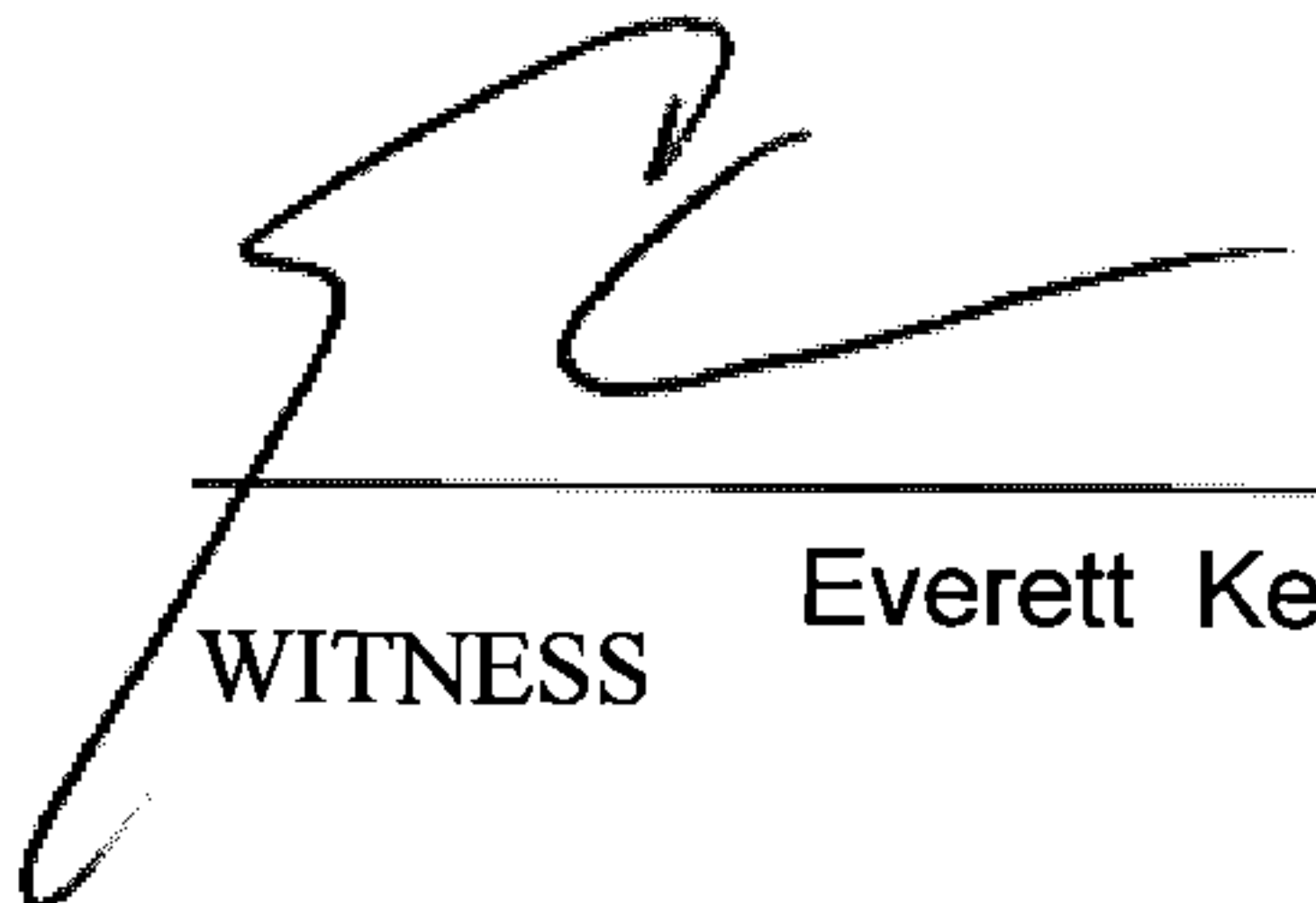
Commonly known as: 1226 Thompson Rd • Alabaster, AL • 35007

This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

**Reverse Mortgage Funding LLC as  
nominee for Wilmington Trust, NA, not  
in its individual capacity but solely as  
Trustee for Broad Street Funding Trust  
II, by Compu-link Corporation dba  
Celink as Attorney in Fact, LRES, duly  
authorized**

  
\_\_\_\_\_  
WITNESS Hazel Encio

By:   
\_\_\_\_\_  
Christina Avina

  
\_\_\_\_\_  
WITNESS Everett Kellis

Its: \_\_\_\_\_  
Closing Coordinator

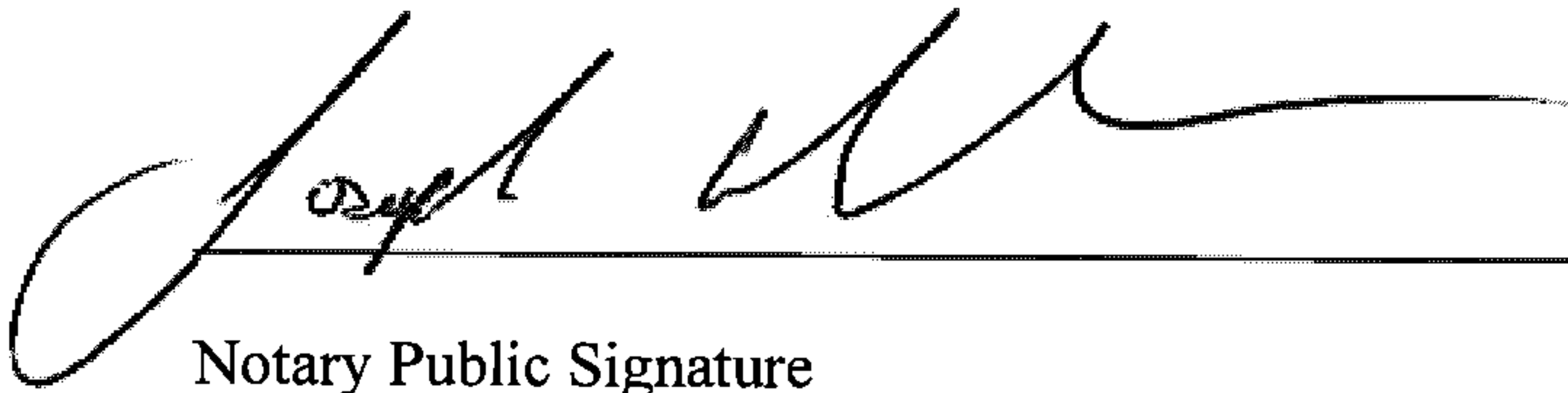
STATE OF California }

COUNTY OF Orange }

Before me, the undersigned authority, on this day appeared \_\_\_\_\_, Christina Avina,

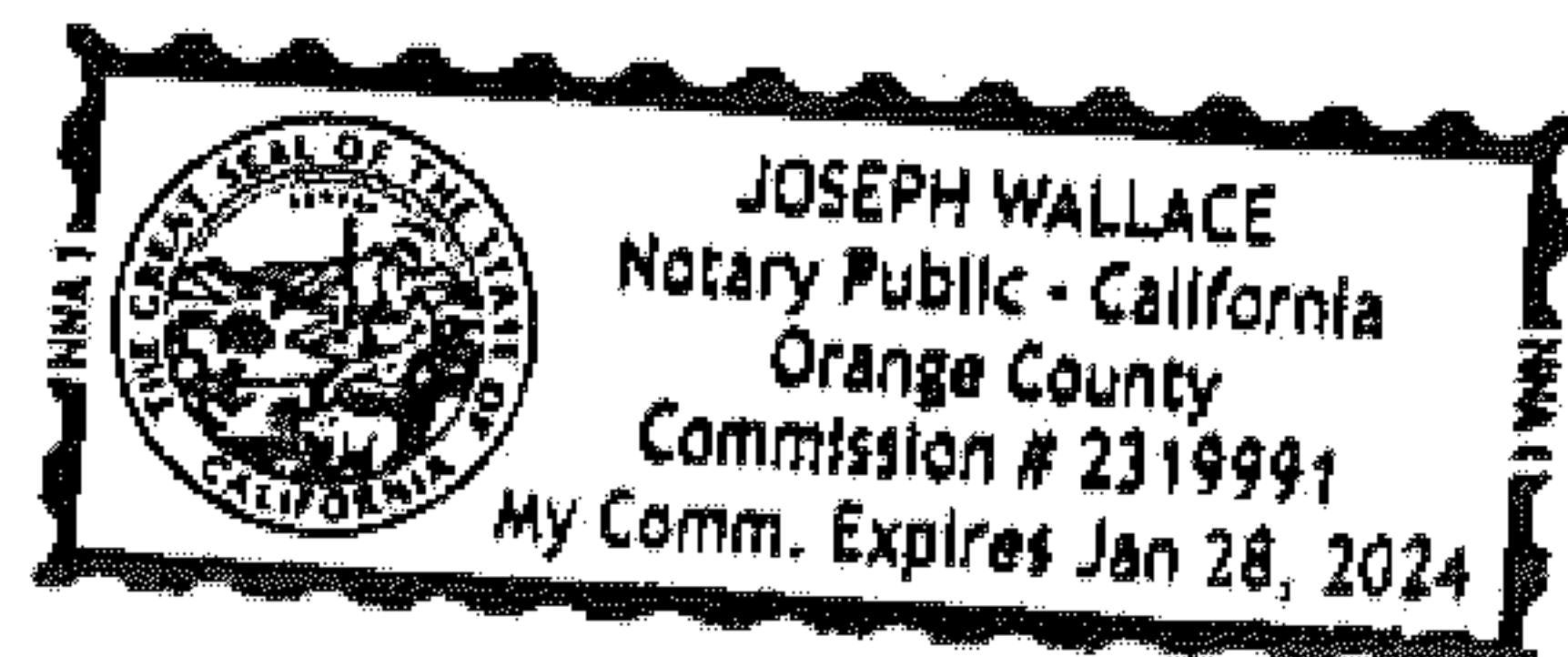
\_\_\_\_\_, Closing Coordinator  
of Compu-link Corporation dba Celink as Attorney in Fact,  
LRES, duly authorized for Reverse Mortgage Funding LLC as nominee for Wilmington Trust,  
NA, not in its individual capacity but solely as Trustee for Broad Street Funding Trust II known  
to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged  
to me that he/she is the same for the purpose and consideration therein expressed, in the capacity  
therein stated, and as the act of said corporation.

Given under my hand and seal of office on this 5th day of May, 2022

  
\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Joseph Wallace  
Notary Public Printed Name

My commission expires: Jan 28, 2024



**Schedule A**

**Lot 3, Block 3, according to the Survey of Southwind, First Sector, as recorded in Map Book 6,  
Page 72, in the Probate Office of Shelby County, Alabama.**

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Reversa Mortgage Funding  
 Mailing Address 3900 Capital City Blvd  
Lansing, MI 48906

Grantee's Name Reverse Mortgage Funding LLC  
 Mailing Address 3900 Capital City Blvd  
Lansing, MI 48906

Property Address 1226 Thompson Road  
Alabaster, AL 35007

Date of Sale 5-5-2022

Total Purchase Price \$ 133,000.00

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  
 05/12/2022 12:11:43 PM  
 \$165.00 JOANN  
 20220512000195350

The purchase price or actual value claimed *see s. Byrl* 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 5-5-2022

Print Jeff W. Parmer

Unattested

Sign

*Jeff W. Parmer*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1