

20230412000103020 1/4 \$95.00  
Shelby Cnty Judge of Probate, AL  
04/12/2023 12:08:33 PM FILED/CERT

ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 20th day of April, 2021, BETWEEN The Bank of New York Mellon, As Indenture Trustee, for Mid State Capital Corporation 2010-1 Trust , by NewRez LLC (f/k/a New Penn Financial, LLC) d/b/a Shellpoint Mortgage Servicing, as attorney in fact, by virtue of Power of Attorney attached as Exhibit "B" and made a part of this instrument, having an address of 75 Beattie Place, Suite 300 Greenville, SC. 29601, the party of the first part, and Conrado Hernandez Gabino, married, having an address of 9 Rolan Circle Wetumpka, AL. 36093 of the County of Shelby and State of Alabama, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00- Ten and other valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said party of the second part, and his/her heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; 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 and interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever, subject to all easements and restrictions of record, if any, and further subject to any encroachments.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by Jim Heinzen, Managing Director of NewRez LLC (f/k/a New Penn Financial, LLC) d/b/a Shellpoint Mortgage Servicing, as attorney in fact for The Bank of New York Mellon, As Indenture Trustee, for Mid State Capital Corporation 2010-1 Trust that company, the day and year above written.

The Bank of New York Mellon, As Indenture  
Trustee, for Mid State Capital Corporation  
2010-1 Trust

BY: NewRez LLC (f/k/a New Penn  
Financial LLC) d/b/a Shellpoint Mortgage  
Servicing as attorney in fact

BY:

Name: Jim Heinzen  
Title: Managing Director

Shelby County, AL 04/12/2023  
State of Alabama  
Deed Tax: \$64.00

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**ACKNOWLEDGMENT**

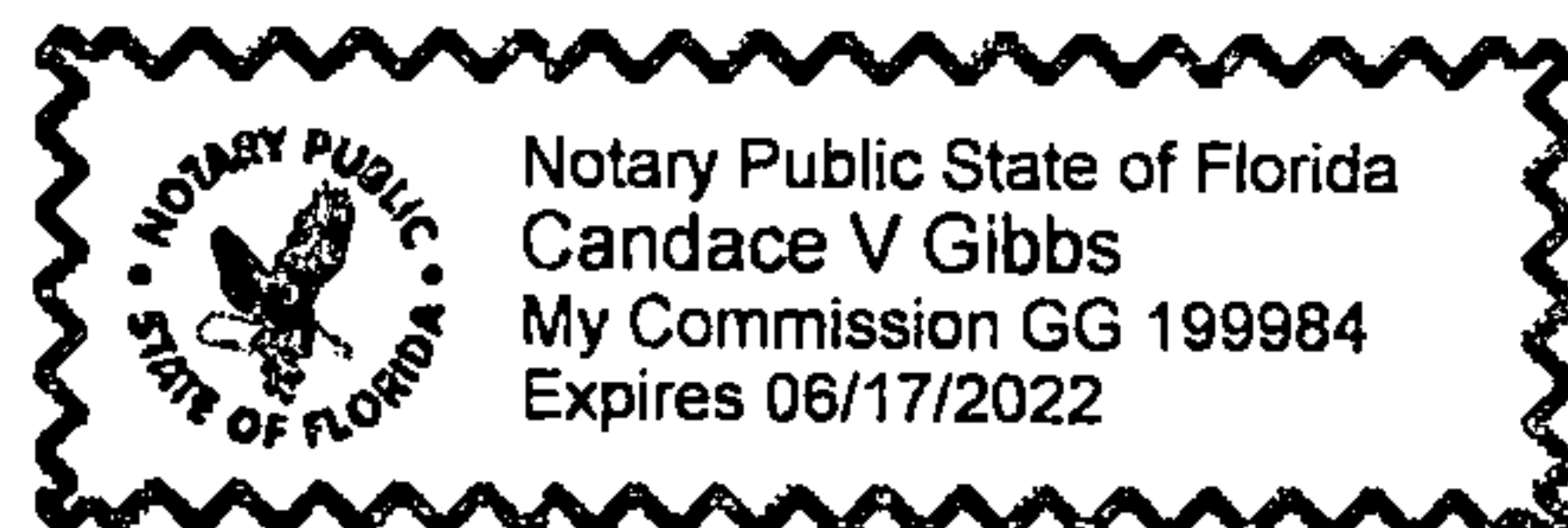
**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared Jim Heinzen to me personally well known, who acknowledged that he/she is the Managing Director of NewRez LLC, (f/k/a New Penn Financial, LLC) d/b/a Shellpoint Mortgage Servicing as attorney in fact for The Bank of New York Mellon, As Indenture Trustee, for Mid State Capital Corporation 2010-1 Trust that as such officer being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as such officer.

WITNESS my hand and official seal as such Notary Public on this the 20th day of April, 2021.



NOTARY PUBLIC  
Print Name: Candace V Gibbs  
My Commission Expires: 6/17/2022



**THIS INSTRUMENT PREPARED BY:**  
NewRez LLC d/b/a Shellpoint Mortgage Servicing  
75 Beattie Place, Suite 300  
Greenville, SC. 29601

**AFTER RECORDING RETURN TO:**  
Conrado Hernandez Gabino  
9 Rolan Circle  
Wetumka, AL. 36093

Rev 8/2020



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EXHIBIT 'A'

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 SECTION 13, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE ALONG SAID 1/4 1/4 LINE RUN SOUTH 89 DEGREES 52 MINUTES 12 SECONDS WEST A DISTANCE OF 1028.37 FEET; THENCE NORTH 41 DEGREES 48 MINUTES 48 SECONDS WEST A DISTANCE OF 115.32 FEET; THENCE NORTH 30 DEGREES 57 MINUTES 47 SECONDS WEST A DISTANCE OF 83.48 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 32 SECONDS EAST A DISTANCE OF 206.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 18 MINUTES 36 SECONDS EAST A DISTANCE OF 143.27 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 41 SECONDS EAST A DISTANCE OF 110.00 FEET;

THENCE SOUTH 02 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 258.57 FEET; THENCE SOUTH 80 DEGREES 45 MINUTES 03 SECONDS WEST A DISTANCE OF 34.18 FEET; THENCE NORTH 03 DEGREES 27 MINUTES 39 SECONDS EAST A DISTANCE OF 116.29 FEET; THENCE NORTH 86 DEGREES 25 MINUTES 19 SECONDS WEST, A DISTANCE OF 84.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 20242.17 SQUARE FEET, 0.465 ACRES, MORE OR LESS, SITUATED IN 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 NewRez dba Shellpoint Mortgage Servicing  
Mailing Address 4902 Eisenhower Blvd. Suite 215  
Tampa, FL 33634

Grantee's Name Conrado Hernandez Gabino  
Mailing Address 9 Nolan Circle  
Wetumpka, AL. 36093

Property Address 61 Wildwood Chapel Rd  
Columbiana, AL. 35051

Date of Sale 4/20/2021  
Total Purchase Price \$64,000.00

or  
Actual Value \$ \_\_\_\_\_  
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
- Sales Contract
- Closing Statement

- Appraisal
- Other



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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 4/20/2021

Print Jim Heinzen Managing Director

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one