

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:

Jim Johnson

Brenda Johnson

513 Rosebury Rd
Helena AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifteen Thousand And 00/100 Dollars (\$115,000.00) to the undersigned, PennyMac Mortgage Investment Trust Holdings I, LLC, a corporation, by PennyMac Loan Services, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jim Johnson, and Brenda Johnson, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of the Cottages of Stonehaven, as recorded in Map Book 21, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Subject to all matters, terms, and conditions as set forth in Map Book 21, Page 26 recorded in Shelby County Records.
5. Subject to all limitations, covenants, conditions, restrictions, reservations, easements and other terms affecting the Cottages at Stonehaven, a planned unit development, as per declaration of covenants and restrictions as set forth in Inst # 1997-08994 recorded in Shelby County

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 03/27/2014
State of Alabama
Deed Tax: \$115.00

20140327000085590 1/4 \$138.00
Shelby Cnty Judge of Probate, AL
03/27/2014 12:25:16 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of March, 2014.

PennyMac Mortgage Investment Trust Holdings I, LLC

By PennyMac Loan Services, LLC, as Attorney in Fact

By: 

Its Michael Drawdy
Senior Vice President, Asset Management

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of PennyMac Loan Services, LLC, as Attorney in Fact for PennyMac Mortgage Investment Trust Holdings I, LLC, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.


Given under my hand and official seal, this the _____ day of March, 2014.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2013-000839


20140327000085590 2/4 \$138.00
Shelby Cnty Judge of Probate, AL
03/27/2014 12:25:16 PM FILED/CERT

ACKNOWLEDGMENT

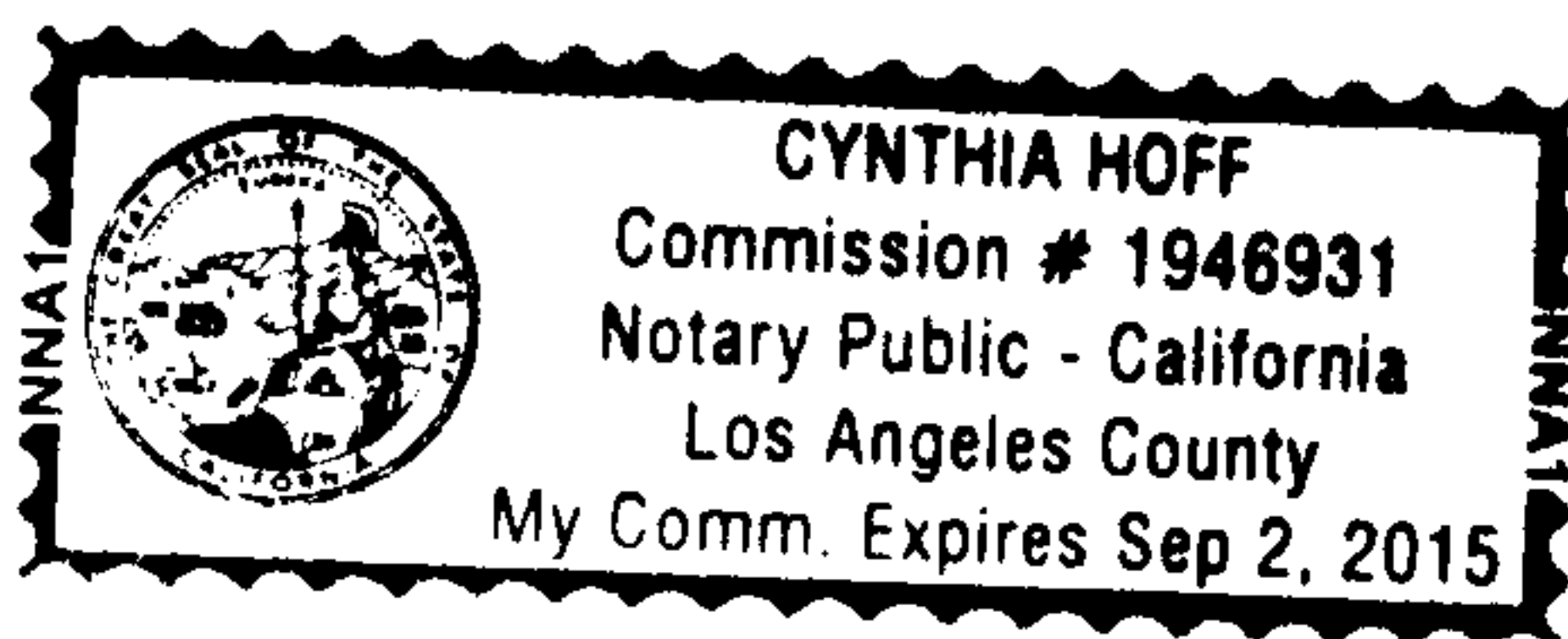
State of California
County of Ventura

On 3/25/ 2014 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Michael Drawdy,
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

A handwritten signature in black ink, appearing to read "Michael Drawdy", written over a horizontal line.

(Seal)

20140327000085590 3/4 \$138.00
Shelby Cnty Judge of Probate: AL
03/27/2014 12:25:16 PM FILED/CERT

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 Mortgage Investment
Trust Holdings I, LLC
Mailing Address 6401 Condor Drive, Moorpark, CA
93021

Grantee's Name Jim Johnson, Brenda Johnson
Mailing Address 513 Rosebury Road
Helena, AL 35080

Property Address 122 Stonehaven Drive
Pelham, AL 35124

Date of Sale 03/26/2014
Total Purchase Price \$115,000.00
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 ☐ 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 03/26/2014

☐ Unattested

(verified by)

Print Jim Johnson

Sign Jim Johnson

(Grantor/Grantee/Owner/Agent) circle one



20140327000085590 4/4 \$138.00
Shelby Cnty Judge of Probate, AL
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Form RT-1