

20160105000003500

01/05/2016 10:04:26 AM

DEEDS 1/4

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

Send Tax Notice to:
Clifford Durelle Bishop
Latoya Rochelle Bishop
143 Thoroughbred LN
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fifty-Five Thousand And 00/100 Dollars (\$255,000.00) to the undersigned, PennyMac Corp., 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 Clifford Durelle Bishop, and Latoya Rochelle Bishop, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 81A, according to a Resurvey of Lots 81 and 82 of Saddle Lake Farms, Second Addition - Phase 2, as recorded in Map Book 31, Page 30, in the Office of the Judge of Probate 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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.

\$250,381 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of December, 2015.

PennyMac Corp.

By PennyMac Loan Services, LLC, as Attorney in Fact

By: 

Its _____

Rob Schreiber
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 Corp., 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 December, 2015.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2015-000672

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

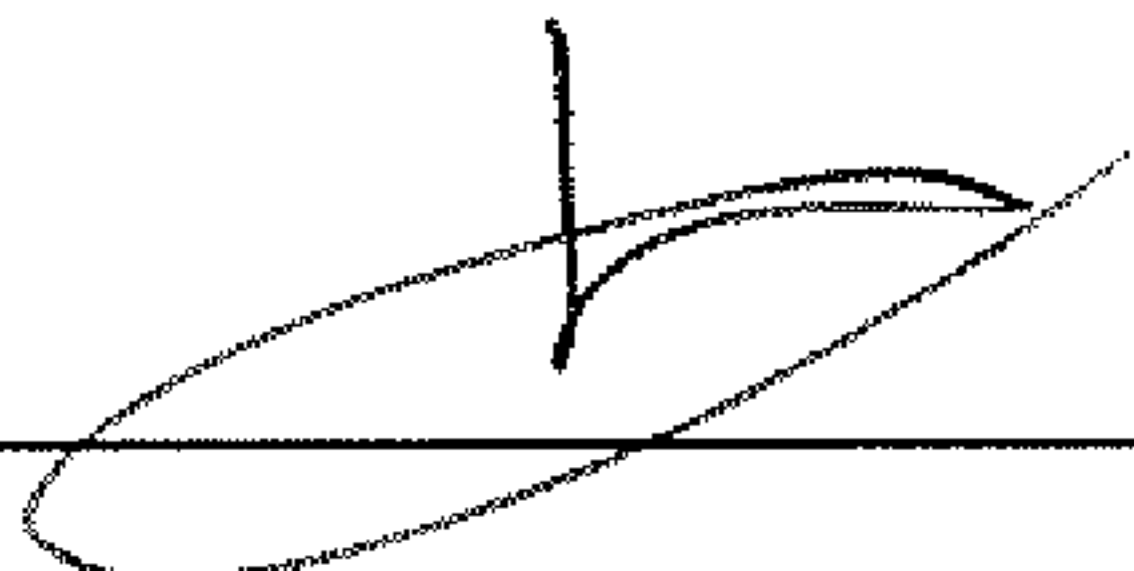
On 12/3/ 2015 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Rob Schreiber
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.

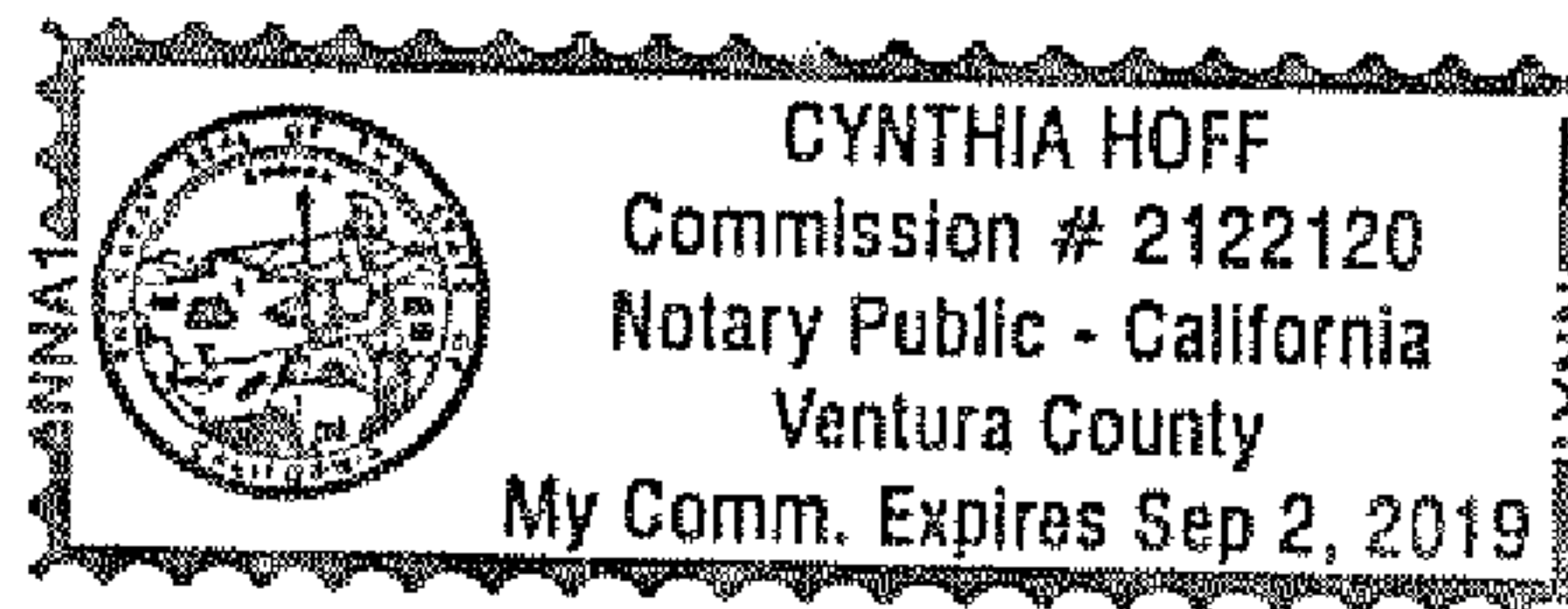
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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 CORP
Mailing Address _____Grantee's Name CLIFFORD DURELLE BISHOP
Mailing Address LATOYA ROCHELLE BISHOP
143 THOROUGHbred LN
ALABASTER, AL 35007Property Address 143 THOROUGHbred LN
ALABASTER, AL 35007

Date of Sale 1/4/16

Total Purchase Price \$ 255,000.00

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

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 _____

Print B. Christopher Battles

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2016 10:04:26 AM
\$28.00 DEBBIE
20160105000003500

Print Form

Form RT-1

