


This instrument was prepared by:
James W. Tarlton
Attorney At Law
Sparks King & Watts
3405 Dallas Highway, Bldg 800, Suite 801
Marietta, GA 30064


20170215000054580 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
02/15/2017 08:17:42 AM FILED/CERT

Order No.: AL-REO160538ATN

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF Alabama
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned MTGLQ Investors, L.P. ("GRANTOR(S)"), in hand paid by Kevin Michael Lovoy ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

Lot 50, according to the survey of Homestead Second Sector, as recorded in map Book 6, Page 74 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.



THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 06/15/2016, filed on 06/15/2016 and recorded in Inst #20160615000206990, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

Shelby County, AL 02/15/2017
State of Alabama
Deed Tax: \$9.00

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on ~~21st~~ day of ~~January~~, ~~2017~~
28th December 2016

WITNESSES


Printed Name: Michael Luby

Printed Name: Mary Guyer

GRANTOR:

MTGLQ Investors, L.P.

BY: 

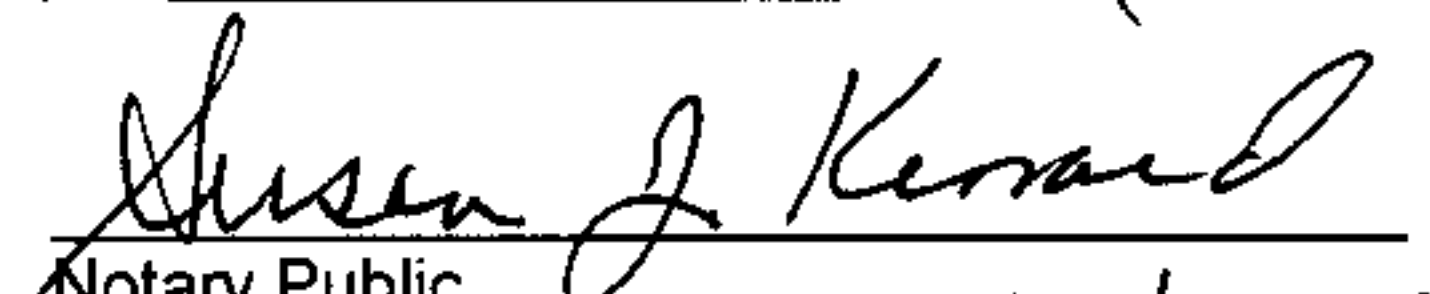
New Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing as attorney-in-fact

ACKNOWLEDGEMENT

STATE OF SC
COUNTY OF Greenville

I, Susan J Kinard, a Notary Public, in and for said County in said State, hereby certify that Joel Fowler, as AVP of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing attorney in fact for MTGLQ Investors, L.P., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 28 day of December, 2016.


Notary Public
My Commission Expires: 10/23/2025

[Notary Seal]

Grantee's Mailing Address:

2644 Buckboard Road
Birmingham, AL 35244



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

Grantor's Name: MTGLQ Investors, L.P.
Mailing Address: 55 Beattie Place, Ste
110
Birmingham, AL 35244

Grantee's Name: Kevin Michael Lovoy
Mailing Address: 2644 Buckboard Road
Birmingham, AL 35244

Property Address: 2644 Buckboard Road
Birmingham, AL 35244

Date of Sale: February 3, 2017
~~January 2, 2017~~
Total Purchase Price: \$180,000.00
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 Other
☐ 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 ~~01/02/2017~~ 2-3-17

Print Kevin Michael Lovoy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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