

AL-170100645

This instrument was prepared by:

Victor Kang
Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 115
Birmingham, AL, 35244

Send Tax Notices To:

Jessica L. Parson and Jason O. Parson
165 Windsor Lane
Pelham, AL 35124

Return to:

Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071



20170309000081300 1/5 \$145.50
Shelby Cnty Judge of Probate, AL
03/09/2017 01:32:21 PM FILED/CERT

THE STATE OF California
Ventura COUNTY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 118,500.00 Dollars, to the undersigned grantor(s), **PennyMac Loan Services, LLC** in hand paid by **Jessica L. Parson and Jason O. Parson**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Jessica L. Parson and Jason O. Parson, husband and wife**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Jessica L. Parson and Jason O. Parson, husband and wife** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 09/01/2016 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

Shelby County, AL 03/09/2017
State of Alabama
Deed Tax: \$118.50

AL-17010064S

In Witness Whereof, we have hereunto set our hands and seals, this 15th day of FEB, 2017

PennyMac Loan Services, LLC

By: 

Printed Name: Javier Huancas

Title: Claims Assistant Vice President

State of _____


County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a/the _____ of _____, a limited liability company, the within named bargainor, and that he/she/they, as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself/themselves as _____.

WITNESS my hand, at office, this 15th day of FEB, 2017.

Notary Public

My Commission Expires: _____


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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 FEB. 15, 2017, before me, Frank Michael Hoff, Notary Public
(insert name and title of the officer)

personally appeared Javier Huancas,
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 [Signature] (Seal)




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EXHIBIT "A"

Lot 39, according to the Survey of Final Plat Phase II Stratford Place, as recorded in Map Book 12, Page 91, in the Probate Office of Shelby County, Alabama.


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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: PennyMac Loan Services, LLC Grantee's Name: Jessica L. Parson and Jason O. Parson
Mailing Address: 3043 Townsgate Rd, Suite 200 Mailing Address: 165 Windsor Lane
Westlake Village, CA 91361 Pelham, AL 35124
Property Address: 111 Stratshire Ln Date of Sale: 3/6/17
Pelham, AL 35124 ~~02/21/2017~~
Total Purchase Price: 118,500.00

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.

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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. 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: 3/6/17

____ Unattested

[Signature]

Print: Brittney Beckman

Sign: [Signature]