

20170313000083380  
03/13/2017 08:41:33 AM  
DEEDS 1/3

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

Order No.: AL-REO170052ATN

**STATUTORY WARRANTY DEED**

Ala.Code 35-4-271

STATE OF Alabama  
COUNTY OF Shelby

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 Rena Harmon ("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 35, according to the Survey of Weatherly Windsor, Sector II, as recorded in Map Book 18, Page 80, in the Probate Office of Shelby County, Alabama.


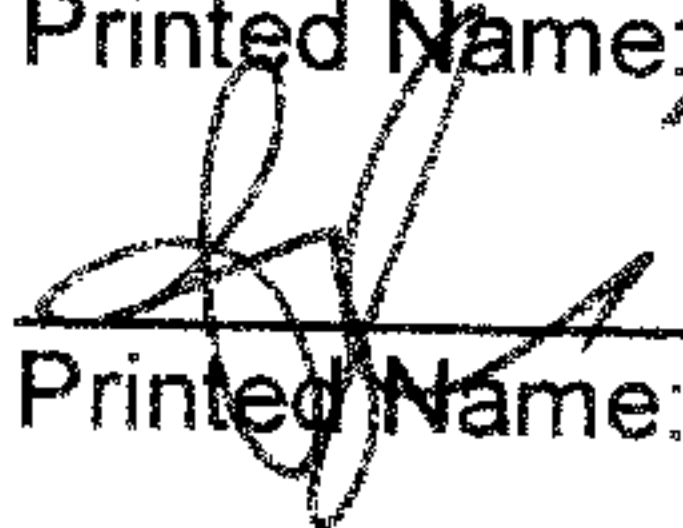
THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 08/25/2016, filed on 08/29/2016 and recorded in Inst #20160829000312580, aforesaid records.

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

\$308,750.00 of the consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

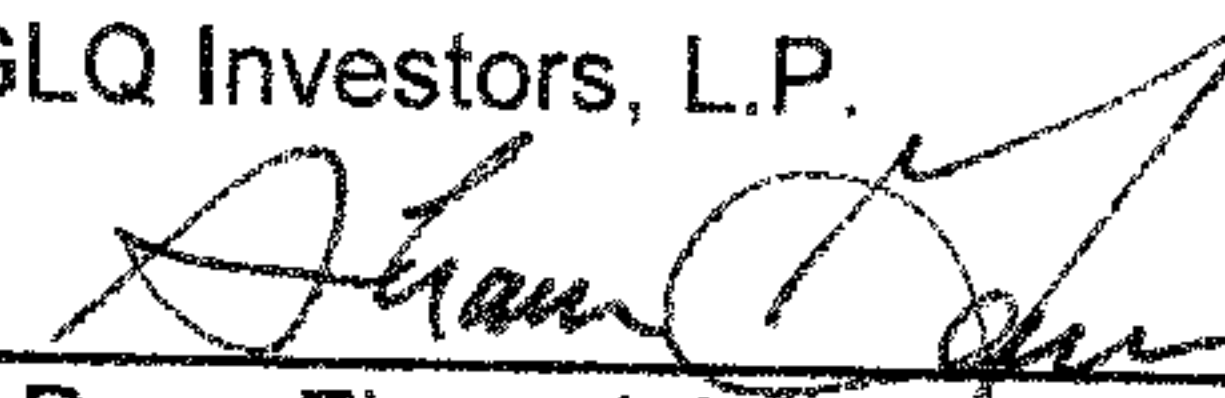
IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on 15th day of March, 2017

WITNESSES

  
Printed Name: Michael Webb  
  
Printed Name: Andrea Capron

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, Kolby Vanderbeek, a Notary Public, in and for said County in said State, hereby certify that  
Shan Garrison, as AKP 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 8 day of February, 2017

  
Notary Public

My Commission Expires: 7/20/26

[Notary Seal]

Grantee's Mailing Address:

124 Windsor Lane  
Pelham, AL 35124



**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  
Greenville, SC 29601

Grantee's Name: Rena Harmon  
Mailing Address: 124 Windsor Lane  
Pelham, AL 35124

Property Address: 124 Windsor Lane  
Pelham, AL 35124

Date of Sale: March 15, 2017  
Total Purchase Price: \$325,000.00

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**DEEDS 3/3**

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale                    | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract Other | <input type="checkbox"/> Other:    |
| <input type="checkbox"/> 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 03/15/2017

Print

Shawn Gammon

Unattested

Sign

(Signature)

(verified by)

(Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/13/2017 08:41:33 AM  
\$37.50 CHERRY  
20170313000083380

(Signature)  
Form RT-1