

20180416000126090

04/16/2018 10:59:09 AM

DEEDS 1/3

This instrument was prepared by:
Jeremy L. Parker
Attorney At Law
1560 Montgomery Hwy, Suite 205
Birmingham, AL 35216

Return this Instrument to:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Order No.: AL-REO180079PUR

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 Cornerstone Property Group, LLC ("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 161, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A,B,C, & D, 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 07/17/2017, filed on 07/18/2017 and recorded in Inst #20170718000255900, aforesaid records.

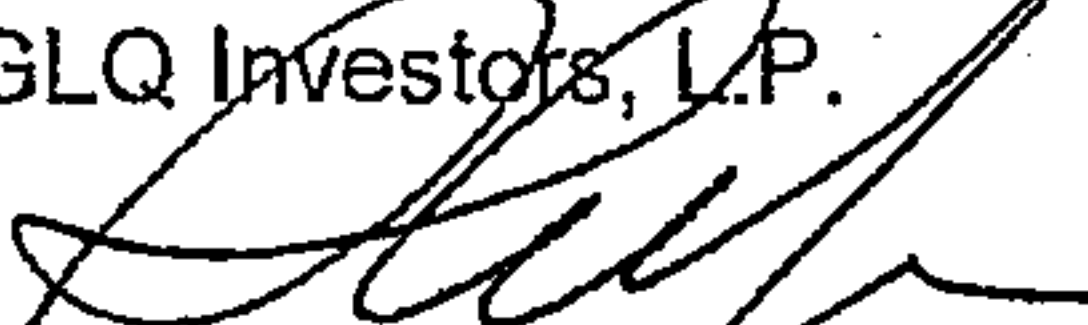
TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on this 21 day of March, 2018.

WITNESSES


Printed Name: Wendy M. Armona

Printed Name: Susan J. Knard

GRANTOR:

MTGLQ Investors, L.P.
BY: 
New Penn Financial LLC d/b/a Shellpoint Mortgage
Serving as attorney in fact
Shawn Garrison, ATP

ACKNOWLEDGEMENT

STATE OF SC
COUNTY OF GREENVILLE
I, Philip B. Brown, a Notary Public, in and for said County in said State, hereby certify that Shawn Garrison, as ATP 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 21 day of MARCH, 2018.


Notary Public
My Commission Expires:

[Notary Seal]

PHILIP B. BROWN
NOTARY PUBLIC
SOUTH CAROLINA

MY COMMISSION EXPIRES 04-24-18

Grantee's Mailing Address:

2598 Brindlewood Dr
Helena, AL 35080

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	<u>MTGLQ Investors, L.P.</u>	Grantee's Name:	<u>Cornerstone Property Group, LLC</u>
Mailing Address:	<u></u>	Mailing Address:	<u>2598 Brindlewood Dr</u> <u>Helena, AL 35080</u>
Property Address:	<u>1056 Riviera Drive</u> <u>Calera, AL 35040</u>	Date of Sale:	<u>April 13, 2018</u>
		Total Purchase Price:	<u>\$145,000.00</u>
		or	
		Actual Value:	<u>\$</u>
		or	
		Assessor's Market Value:	<u>\$</u>

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).

Shawn Garrison
AVP

Date 04/13/2018

Print

Unattested

Sign

(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
04/16/2018 10:59:09 AM
\$166.00 CHERRY
20180416000126090

Form RT-1