

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

BHM1900067

20190220000053830
02/20/2019 08:41:28 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:
LaCharles King

11071 HWY 55
SHELBY AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Five Thousand And 00/100 Dollars (\$95,000.00) to the undersigned, PennyMac Loan Services, LLC, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto LaCharles King, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

“See Exhibit A”

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 Grantee herein assume and agree to pay.
3. Restrictions, reservations, limitations, easements and right-of-ways of record, if any.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20180508000157420, in the Probate Office of Shelby County, Alabama.

\$ 85,000 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5 day of February, 2019.

PennyMac Loan Services, LLC

By: 

Its Kelly McFarland
Vice President, REO

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, 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.

Given under my hand and official seal, this the _____ day of February, 2019.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2019-000012

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 2-5- 2019 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Kelly McFarland,
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)

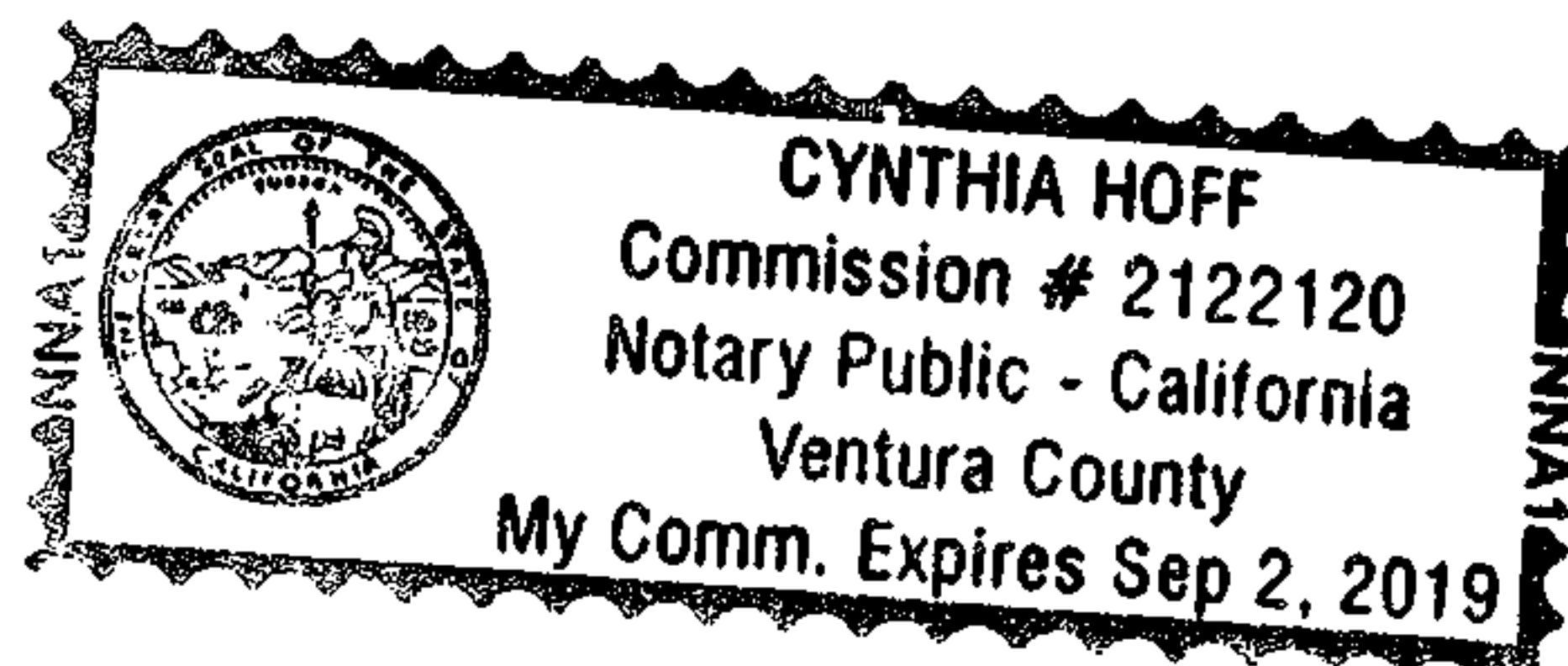


Exhibit A

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East and run Easterly along the South line of said 1/4-1/4 Section a distance of 704.29 feet to the Point of Beginning of the tract of land herein described; thence continue along the last described course for 252.89 feet to the Westerly right of way line of Shelby County Road No. 55; thence turn an angle of 86 degrees 18 minutes 51 seconds to the left and run Northerly along said road right of way a distance of 330.83 feet; thence turn an angle of 93 degrees 43 minutes 01 seconds to the left and run Westerly for 275.29 feet; thence turn an angle of 90 degrees 09 minutes 55 seconds to the left and run Southerly for 330.00 feet to the Point of Beginning.

Subject to a 20.0 foot wide easement for ingress and egress being 10 foot wide on both sides of a centerline described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 1 East and run easterly along the south line of said 1/4-1/7 section a distance of 704.29 feet; thence turn 90 degrees 11 minutes 17 seconds to the left and run northerly 30.05 feet to the point of beginning of the easement centerline; thence turn 101 degrees 12 minutes 25 seconds to the right and run easterly 36.77 feet; thence turn 11 degrees 45 minutes 24 seconds to the left and run 86.46 feet; thence turn 16 degrees 12 minutes 48 seconds to the left and run 77.10 feet; thence turn 18 degrees 15 minutes 07 seconds to the right and run 59.69 feet to a point on the West right of way line of Shelby County Road No. 55 and the point of ending of said easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2019 08:41:28 AM
\$34.00 CHERRY
20190220000053830

Allie S. Bayal