

20190222000057920
02/22/2019 03:39:05 PM
DEEDS 1/3

This instrument was prepared by:
Jeremy Parker
Attorney At Law
55 Beattie Place, Suite 110
Greenville, SC 29601

Return this Instrument to:
SKW Title Company, LLC
3475 Dallas Highway, Bldg 300, Ste 320
Marietta, GA 30064

Order No.: AL-REO180264ATN

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF SC
COUNTY OF GREENVILLE

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 Dennis L. Gentle and Sara R. Champney ("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 6, according to the First Amended Plat of Final Plat of Subdivision, North Lake at Greystone Phase 2, as recorded in Map Book 23, Page 58 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 01/23/2017, filed on 01/31/2017 and recorded in 20170131000037430, aforesaid records.

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

\$383,350.00 of the purchase price was obtained by a purchase money mortgage filed simultane

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on this 4 day of JAN, 2019.

WITNESSES

Wanda Martin
Printed Name: Wanda Martin
Elwood Zepeda
Printed Name: Elwood Zepeda

GRANTOR:

MTGLQ Investors, L.P.

[Signature]
BY: New Penn Financial, LLC dba Shellpoint
Mortgage Servicing, as Attorney in Fact

ACKNOWLEDGEMENT

STATE OF SC
COUNTY OF GREENVILLE

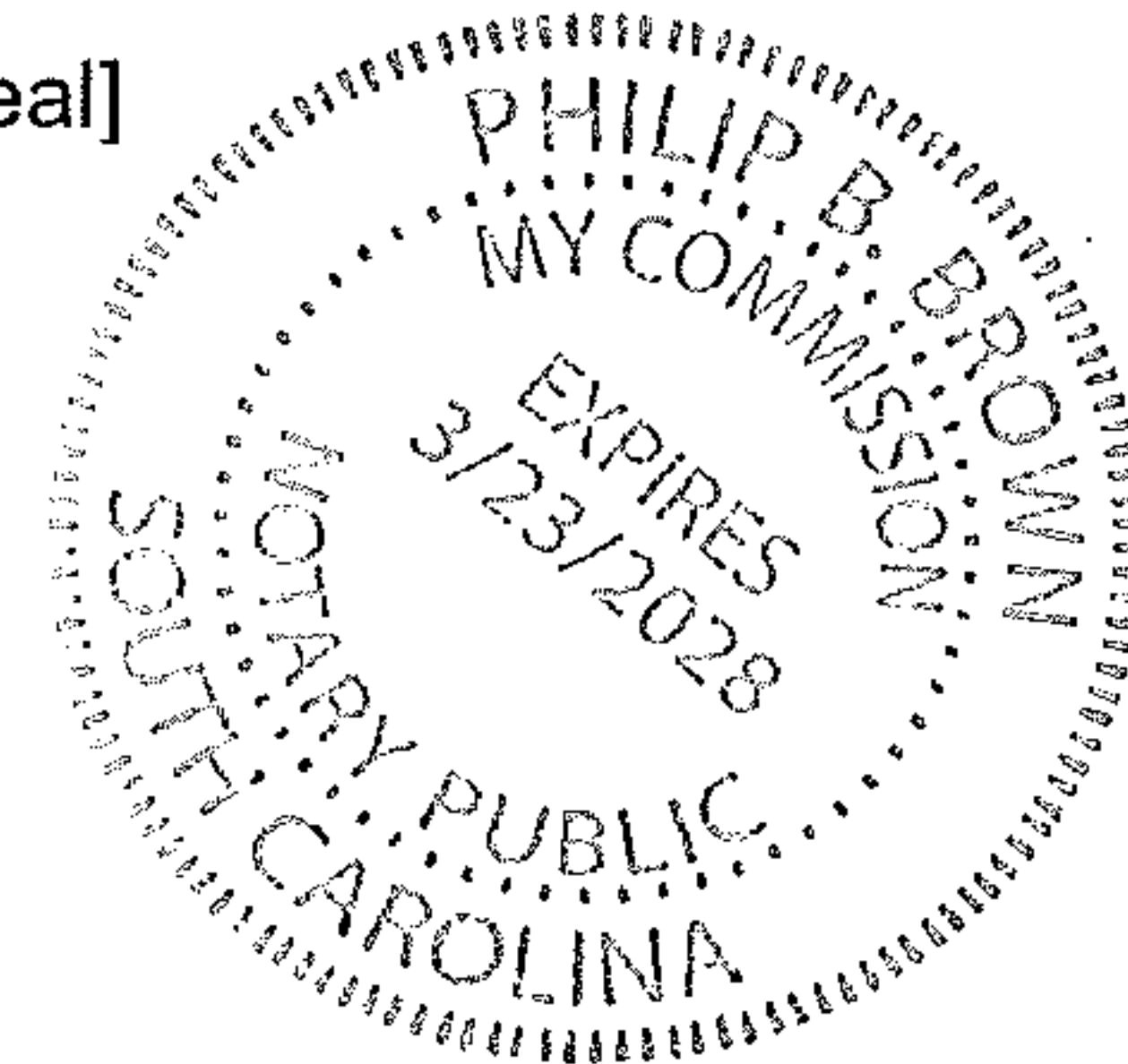
I, Philip B Brown, a Notary Public, and for said County in said State, hereby certify that Shawn Garrison, as AVP of New Penn Financial, LLC dba Shellpoint Mortgage Servicing attorney in fact for MTGLQ Investors, L.P., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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 4 day of JAN, 2019.

[Signature]
Notary Public
My Commission Expires:

[Notary Seal]

Grantee's Mailing Address:



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 LP	Grantee's Name	Dennis L Gentle and Sara R Champney
Mailing Address	3475 Dallas Hwy Ste 320 Marietta Ga 30064		548 N lake Cove Birmingham AL 35242
Property Address	548 N lake Cove Birmingham AL 35242	Date of Sale	January 14, 2019
		Total Purchase Price	\$451,000.00
		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 ☐ 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.

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).

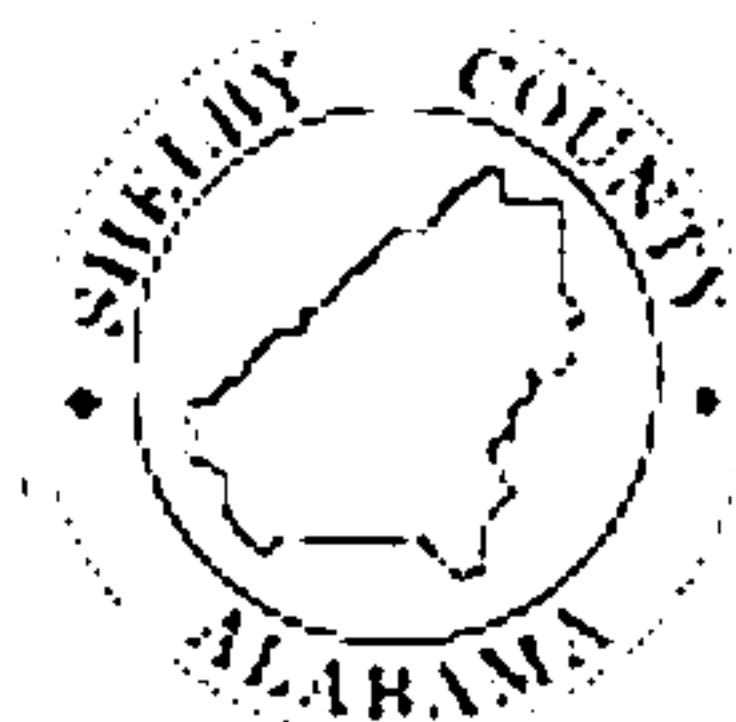
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: January 14, 2019 2019
☐ Unattested

 (verified by)

Print Jeremy Parker
 Sign: _____
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/22/2019 03:39:05 PM
 \$89.00 CHARITY
 20190222000057920

Allen S. Bayl