

20190611000203780
06/11/2019 08:21:49 AM
DEEDS 1/3

AFTER RECORDING RETURN TO:
NationalLink - REO
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 190002966/AUCTION

MAIL TAX STATEMENTS TO:
Web Realty Company, LLC
9000 Parkway E. Suite 101
Birmingham, AL 35206

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 30 day of May, 2019, by and between **PNC BANK, NATIONAL ASSOCIATION**, a mailing address of 3232 Newmark Drive, Miamisburg, OH 45342 hereinafter referred to as Grantor(s) and **WCB REALTY COMPANY, LLC** with a mailing address of 9000 Parkway E. Suite 101, Birmingham, AL 35206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Four Thousand Two Hundred and 00/100 (\$204,200.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 417 FAWN DRIVE, CHELSEA, AL 35043

Prior instrument reference: Instrument Number 20180409000117390, Recorded: 04/09/2018

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

NOTE: \$204,200.00 of the consideration as was paid from the Proceeds of a mortgage loan.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 30 day of May, 2019.

PNC BANK, NATIONAL ASSOCIATION

By: Kelly L Irvine
Print Name: Kelly L. Irvine
Title: Assistant Vice President

STATE OF Ohio
COUNTY OF Huntgately

I, Shari L Bowman, a Notary Public, in and for said County in said State, hereby certify that Kelly L Irvine, whose name as Kelly L IRVINE-AVP of PNC BANK, NATIONAL ASSOCIATION, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said PNC BANK, NATIONAL ASSOCIATION.

Given under my hand and seal this the 30 day of May, 2019.

Shari L Bowman
NOTARY PUBLIC
My commission expires: 5/18/23



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY
AND STATE OF ALABAMA:

LOT 34, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES, SECTOR 2, AS
RECORDED IN MAP BOOK 32, PAGE 24, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

PARCEL ID NUMBER: 14 6 14 0 000 001.031

PROPERTY COMMONLY KNOWN AS: 417 FAWN DRIVE, CHELSEA, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2019 08:21:49 AM
\$22.00 CHERRY
20190611000203780

Alex S. Bayl