

-Above this line reserved for official use only-

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **ONE HUNDRED EIGHTY-FIVE THOUSAND, TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$185,250.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **REVERSE MORTGAGE SOLUTIONS, INC.**, a Delaware corporation whose mailing address is 14405 WALTERS ROAD SUITE 200, HOUSTON, TX 77014, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto and convey unto **CHARLES N GULLION JR. AND REBA E. GULLION, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address 515 MEADOW RIDGE CIRCLE, BIRMINGHAM, AL 35242, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

LOT 140 ACCORDING TO THE FINAL PLAT OF WYNLAKE PHASE 4-B AS RECORDED IN MAP BOOK 22, PAGE 63, SHELBY COUNTY, ALABAMA RECORDS.

Prior instrument reference: **Document No. 20190308000074590** in the Judge of Probate Office for **SHELBY County, State of Alabama.**

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said

GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

Executed on this 5-28-19

REVERSE MORTGAGE SOLUTIONS, INC.

[Signature]
By: Tawana Maxwell

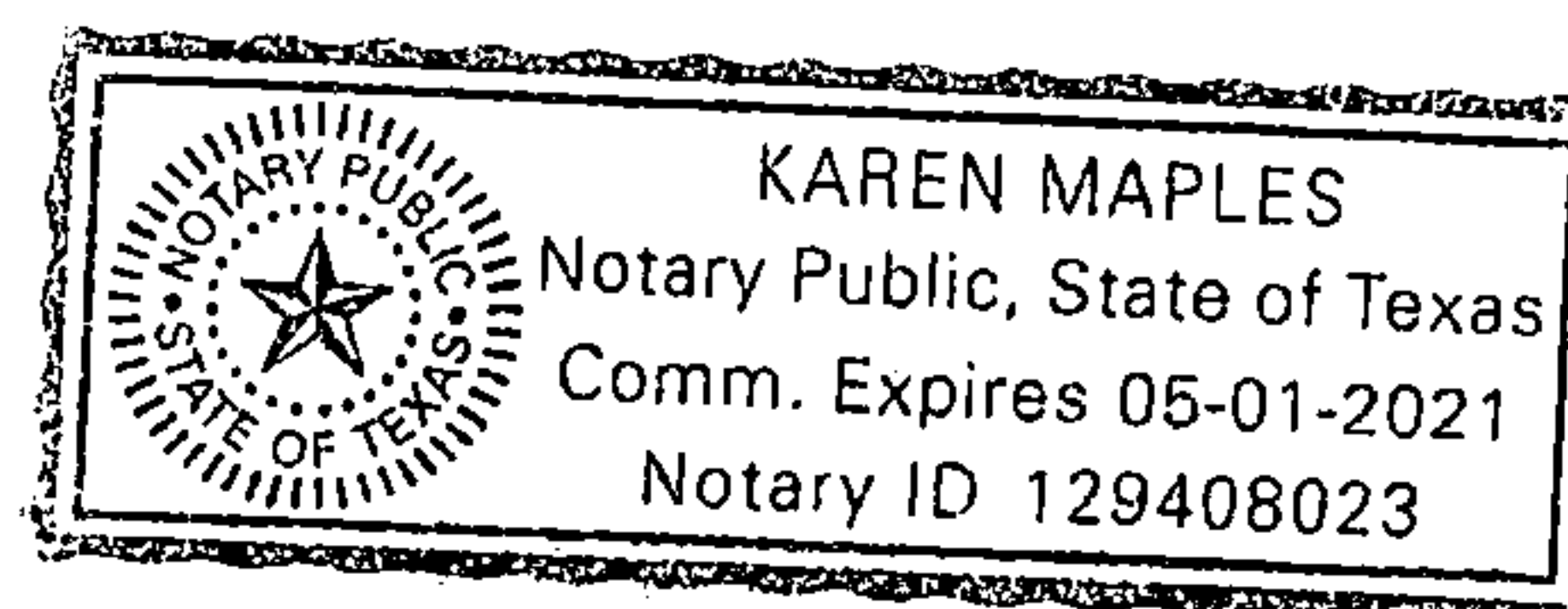
Its: Asp I

State of TX
County of Harris

I, Karen Maples, a Notary Public in and for the County in said State
(or for said State at large), hereby certify that Tawana Maxwell, whose name as
Asp (title) of **REVERSE MORTGAGE SOLUTIONS, INC.**, a Delaware
corporation, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that,
being informed of the contents of the above and foregoing deed, he/she, as such officer and with full authority,
executed same voluntarily for and as the act of said corporation on the same day bears date.

Given under my hand (and official seal of office) this 28 day of May, 2019.

Karen Maples
Notary Public
My commission expires: 5-1-21



Prepared By:
LYNN BYRD
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send future tax bills to:
CHARLES N GULLION JR. AND REBA E GULLION
515 MEADOW RIDGE CIRCLE
BIRMINGHAM, AL 35242

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>Reverse Mortgage Solutions Inc.</u>	Grantee's Name	<u>Charles N Gullion Jr. and Reba E Gullion</u>
Mailing Address	<u>14405 Walters Road Suite 200</u> <u>Houston, TX 77014</u>	Mailing Address	<u>515 Meadow Ridge Circle</u> <u>Birmingham, AL 35242</u>
Property Address	<u>501 Wynlake Trail</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>5/28/19</u>
		Total Purchase Price	<u>\$ 185,250.00</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)

☐ 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).

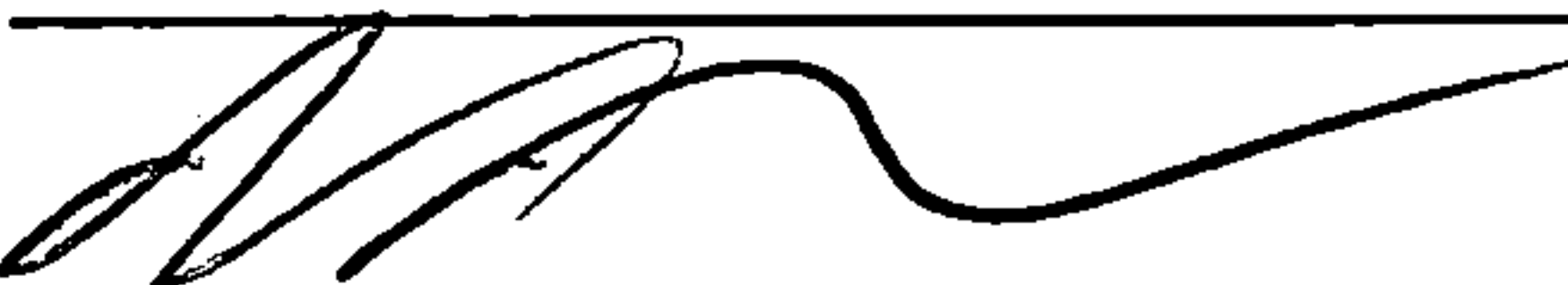
Date 6/11/19Print Chris Forte

Unattested



(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2019 09:21:40 AM
\$206.50 CHARTER
20190612000206460

Alicia S. Bayl

Form RT-1