

20191002000361150
10/02/2019 11:06:14 AM
DEEDS 1/4

This Document Prepared By:

Leila H. Hale, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Nancy Chiarella
6552 Quail Run Drive
Pelham, AL 35124

Assessor's Parcel Number: 29 6 14 0000 013.001

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of TWENTY-ONE THOUSAND DOLLARS AND NO/100 (\$21,000.00), to the undersigned GRANTOR, **LPP Mortgage, Inc. formerly known as LPP Mortgage LTD**, whose mailing address is 6000 Legacy Drive, Plano, TX 75024, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Nancy Chiarella, a single woman**, (herein referred to as grantee), whose mailing address is 6552 Quail Run Drive, Pelham, AL 35124, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 4247 Highway 37, Shelby, Alabama 35143

Source of Title, Ref.: Deed: Recorded December 20, 2018; Doc. No. 20181220000445620

Total Purchase Price: \$21,000.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

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

Date: 9.23.2019 Printed Name: Nhi Ma
Signature: [Signature]

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Signer, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 23 day of Sept, 2019.

LPP Mortgage, Inc. formerly known as LPP Mortgage LTD by Altisource Holdings, LLC, as its attorney in fact

Attest:

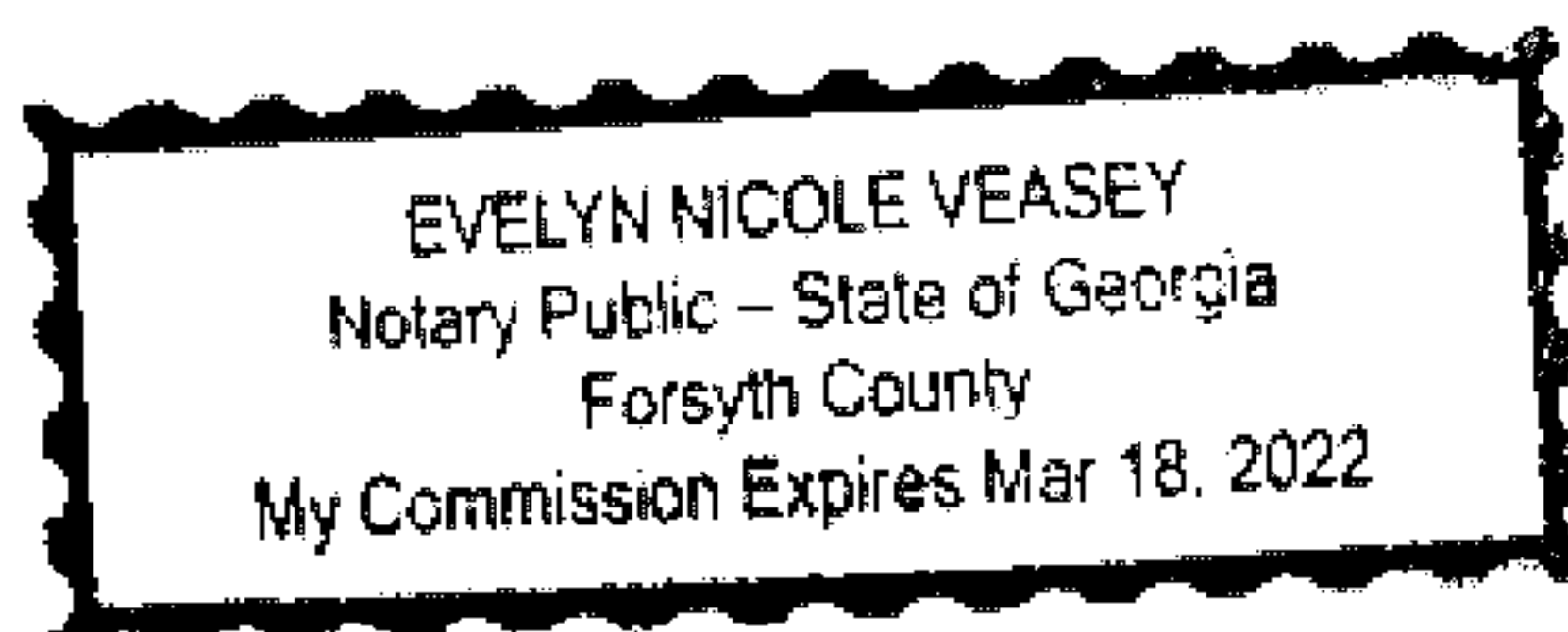
[Signature]
JOYCE WRIGHT DOCUMENT
Printed Name & Title PROCESSOR

By: [Signature]
Mark Smiley
Printed Name & Title

STATE OF Georgia
Fulton COUNTY

I, Evelyn N Veasey, a Notary Public in and for said County, in said State, hereby certify that Nhi Ma, whose name as Authorized Signer of **Altisource Holdings, LLC, as attorney-in-fact for LPP Mortgage, Inc. formerly known as LPP Mortgage LTD**, a corporation, 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 above and foregoing conveyance, he/she, as such signor and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 23rd day of September, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/18/22

Loan No. 800005515

EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 1 WEST AND THE EAST RIGHT OF WAY OF THE EGG AND BUTTER ROAD, ALSO KNOWN AS THE COLUMBIANA ROAD, SAID POINT BEING THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE 318.05 FEET; THENCE NORTH 02 DEGREES 1 MINUTES 04 SECONDS EAST, A DISTANCE 142.79 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 295.29 FEET TO A POINT OF THE EASTERLY ROW LINE OF ABOVE MENTIONED EGG AND BUTTER ROAD. THENCE SOUTH 11 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID ROW LINE A DISTANCE OF 145.17 FEET TO THE POINT OF BEGINNING.

ALSO PERMANENTLY AFFIXED TO THE PROPERTY:

A 1999 WAVERLY MANUFACTURED HOMES 28X60 SERIAL NUMBERS 19L00738XUA&B

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LPP Mortgage, Inc. formerly
 Mailing Address known as LPP Mortgage LTD
 6000 Legacy Drive
 Plano, TX 75023

Grantee's Name Nancy Chiarella
 Mailing Address 6552 Quail Run Drive
 Pelham, AL 35124

Property Address 4247 HIGHWAY 37
 Shelby, AL 35143

Date of Sale
 Total Purchase Price \$ 21,000.00
 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 9.23.2019

Print Nhima
 Sign [Signature] Authorized Signer
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

