

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1130714

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**28 6 13 0 000 003.001**

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**SPECIAL/LIMITED WARRANTY DEED**

**REO Trust 2017-RPL1**, hereinafter grantor, whose tax-mailing address is **15480 LAGUNA CANYON RD, STE 100, IRVINE, CA 92618**, for \$66,500.00 (Sixty Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **ARTEMIO GANCAYCO**, hereinafter grantee, whose tax mailing address is **671 LEACH CEMETERY RD., CALERA, AL 35040**, the following real property in Shelby County, Alabama:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **20190823000310210** recorded on **08/23/2019**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



Executed by the undersigned on Nov. 1<sup>st</sup>, 2019:

**REO Trust 2017-RPL1, By Rushmore Loan Management Services, LLC as Attorney in Fact**

By: [Signature]

Its: **Susan Christy**  
Assistant Vice President

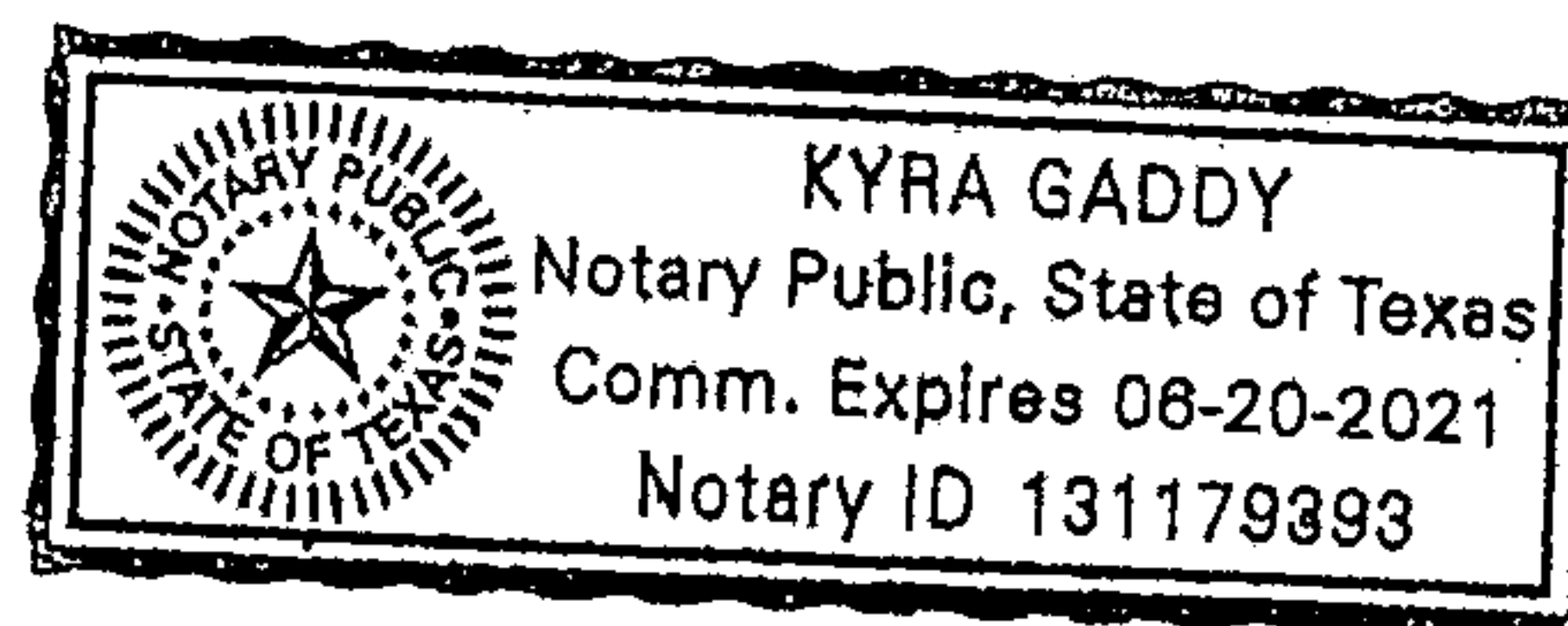
7600704317 P 2 of 3

STATE OF TEXAS  
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Susan Christy, AVP of AIF of and, on behalf of the Grantor **REO Trust 2017-RPL1, By Rushmore Loan Management Services, LLC as Attorney in Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP of AIF and with full authority executed the same voluntarily for and as the act of said Grantor, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor, as on the day the same bears date.

Given under my hand an official seal this 1<sup>st</sup> day of Nov., 2019

[Signature]  
Notary Public





**EXHIBIT A  
(LEGAL DESCRIPTION)**

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Being situated in the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, Section 13, Township 22 South, Range 2 West and being described as follows:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of said section and run North 87 degrees 02' 44" West 151.61 feet to the Point of Beginning; thence South 80 degrees 40' 44" West and run 29.29; thence South 74 degrees 41' 03" West and run 100.48; thence North 30 degrees 34' 48" East and run 414.44 to the westerly right of way of Leach Cemetery Road; thence South 11 degrees 49' 23" East along said right of way run 175.37; thence South 34 degrees 54' 11" West and leaving said right of way run 40.81; thence South 81 degrees 50' 25" West and run 83.00; thence South 32 degrees 22' 51" West and run 39.94; thence South 80 degrees 40' 44" West and run 50.08 to the Point of Beginning.

Containing 0.81 acres more or less.

Tax ID: 28 6 13 0 000 003.001

PROPERTY ADDRESS 671 LEACH CEMETERY RD., CALERA, AL 35040



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name REO Trust 2017-RPL1  
 Mailing Address 15480 LAGUNA CANYON RD,  
STE 100, IRVINE, CA 92618

Grantee's Name ARTEMIO GANCAYCO  
 Mailing Address 671 LEACH CEMETERY RD.,  
CALERA, AL 35040

Property Address 671 LEACH CEMETERY RD.,  
CALERA, AL 35040

Date of Sale 11-1-2019  
 Total Purchase Price 66,500.00  
 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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 11-1-2019

Print Kim Huggins

☐ Unattested

Sign Kim Huggins

(verified by)

(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  
 11/13/2019 01:51:46 PM  
 \$97.50 CHARITY  
 20191113000421200

*Allen S. Bayl*