

20191206000451720
12/06/2019 11:16:52 AM
DEEDS 1/4

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. 1168761

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14 8 28 3 006 012.000

SPECIAL/LIMITED WARRANTY DEED

Freedom Mortgage Corporation, hereinafter grantor, whose tax-mailing address is **907 Pleasant Valley Ave. Suite 3, Mount Laurel, NJ 08054**, for \$235,611.00 (Two Hundred Thirty Five Thousand Six Hundred Eleven Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **AMAZING HOMES, LLC**, hereinafter grantee, whose tax mailing address is **5607 Lake Trace Drive, Hoover, AL 35244**, the following real property in Shelby County, Alabama:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **20190919000343860** recorded on **09/19/2019**

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 November 12, 2019:

Freedom Mortgage Corporation

By: Tonga M. Gibbs

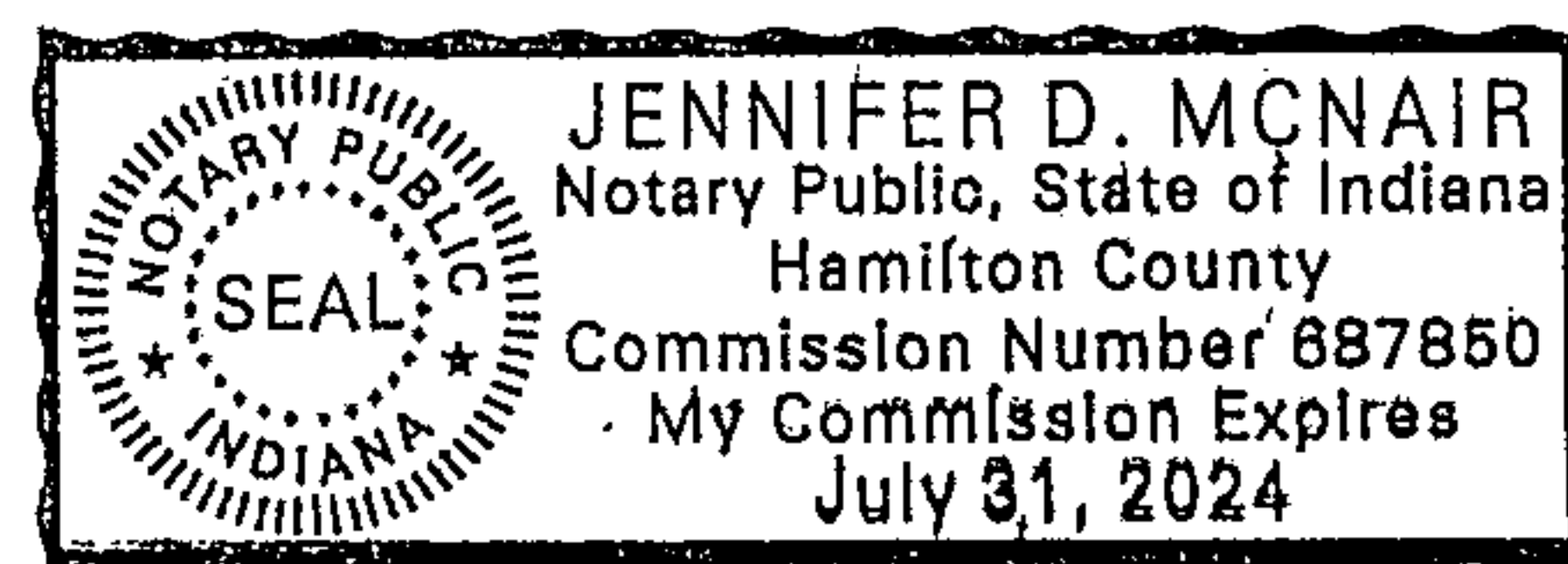
Its: Tonga M. Gibbs - Default Ops Specialist

STATE OF Indiana
COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Tonga M. Gibbs its Default Ops Specialist on behalf of the Grantor **Freedom Mortgage Corporation** 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 Default Ops Specialist and with full authority executed the same voluntarily for and as the act of said Grantor corporation, 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 corporation, as on the day the same bears date.

Given under my hand an official seal this 12 day of November 2019

Jennifer D. McNaair
Notary Public



**EXHIBIT A
(LEGAL DESCRIPTION)**

**LOT 1012, ACCORDING TO THE FINAL PLAT OF GLENGERRY AT BALLANTRAE,
AS RECORDED IN MAP BOOK 33, PAGE 139, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

PROPERTY ADDRESS 120 GLENGERRY DRIVE, PELHAM, AL 35124

Real Estate Sales Validation Form

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

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Grantor's Name Freedom Mortgage Corporation
Mailing Address 907 Pleasant Valley Ave, Suite 3
Mount Laurel, NJ 08054

Grantee's Name AMAZING HOMES, LLC
Mailing Address 5607 Lake Trace Drive
Hoover, AL 35244

Property Address 120 GLENGERRY DRIVE
PELHAM, AL 35124

Date of Sale 11/12/2019

Total Purchase Price \$ 235,611.00

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 11/12/2019

Print KIM HUGGINS

☐ Unattested



Filed and Recorded
Official Public Records
d by) Judge of Probate, Shelby County Alabama County
Clerk
Shelby County, AL
12/06/2019 11:16:52 AM
\$267.00 CHERRY
20191206000451720

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl