

20200124000033650  
01/24/2020 04:04:32 PM  
DEEDS 1/4

After recording return to:  
ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108  
Servicelink No. 180526679

Mail tax statements to:  
The Secretary of Housing and Urban Development  
C/O Information Systems and Network Corp.  
Shepherd Mall Office Complex  
2401 NW 23rd Street, Suite 1D  
Oklahoma City, OK 73107-2420

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

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## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 22<sup>nd</sup> day of April, 2019, by and between **Planet Home Lending, LLC**, a mailing address of 321 Research Pkwy Ste 303, Meriden, CT 06450, hereinafter referred to as Grantor(s) and **The Secretary of Housing and Urban Development**, a mailing address of C/O Information Systems and Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, 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: 5563 Highway 17, Helena, AL 35080

Prior Instrument reference: Instrument No. 20181206000427120, recorded on 12/06/2018 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way 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.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.



Executed this 22<sup>nd</sup> day of April, 2019.

**Planet Home Lending, LLC**

By: Thomas O'Connell

Print Name: Thomas O'Connell

Title: Sr. Vice President

STATE OF CT  
COUNTY OF New Haven

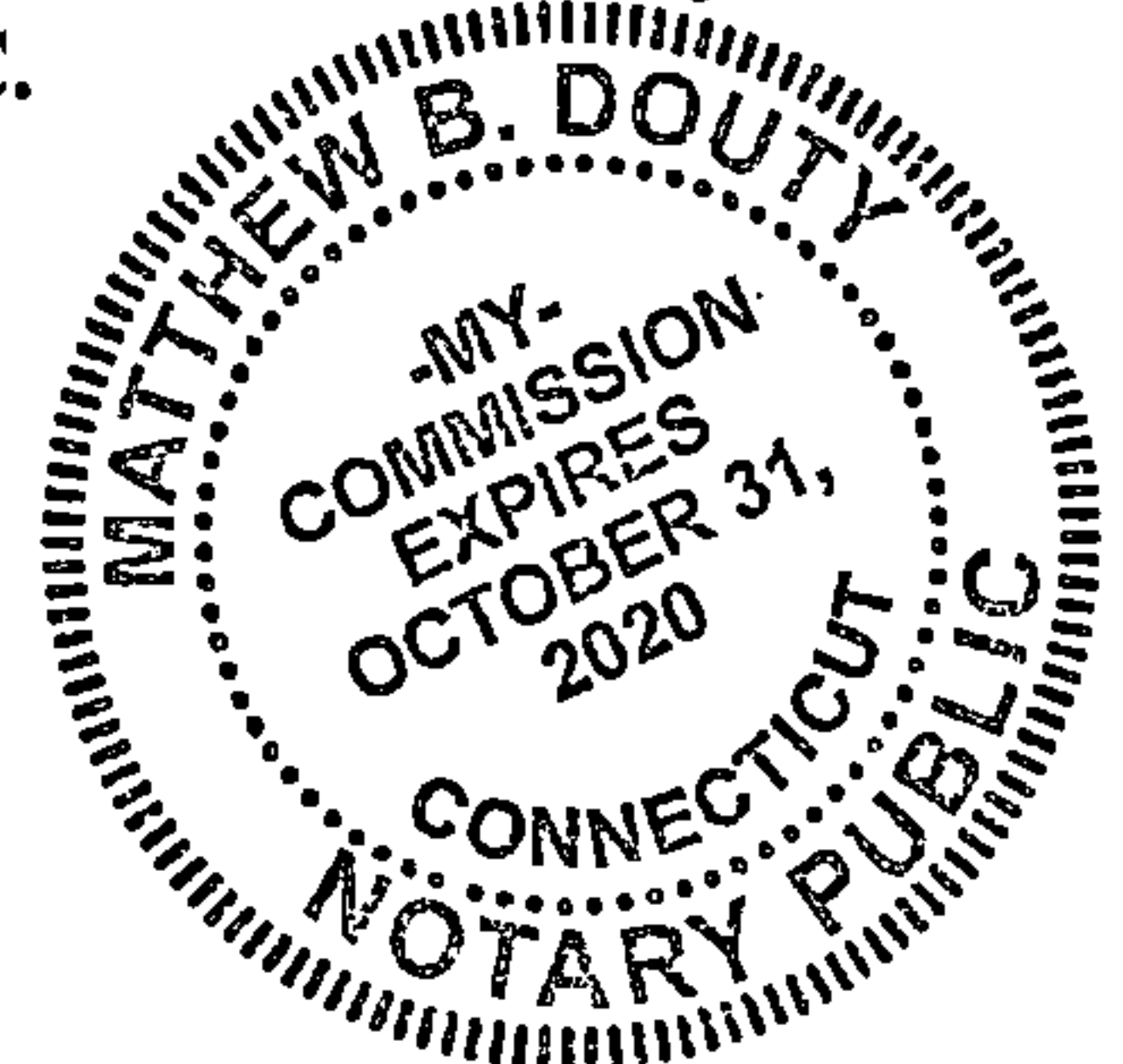
I, Matthew B. Douty, a Notary Public, in and for said County in said State, hereby certify that Thomas O'Connell, whose name as Sr. Vice President of **Planet Home Lending, LLC**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such Thomas O'Connell and with full authority, executed the same voluntarily for and as the act of said **Planet Home Lending, LLC**.

Given under my hand and seal this the 22<sup>nd</sup> day of April, 2019.

Matthew B. Douty

NOTARY PUBLIC

My commission expires: 10/31/2020



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North a distance of 432 feet; thence West a distance of 78 feet; thence South 432 feet; thence run East a distance of 46 feet to the point of beginning. Being in the SW 1/4 of the NE 1/4 Section 28 Township 20 South, Range 3 West. As per deed In Book 324, Page 123 recorded in the Probate Office of Shelby County, Alabama.

Less and Except

A parcel of land in the SW 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: begin at the SE corner of said 1/4 1/4 section; thence run North along the West 1/4 1/4 line 160.00 feet; thence turn left 90°00'22" and run West 42.97 feet to a point on the East right of way of Shelby County Highway No. 17; thence turn left 97°14'22" and run SE 160.89 feet along said right of way; thence turn left 81°45'32" and run East 22.70 feet to the point of beginning.

Parcel II

A parcel of land in the SE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said 1/4 1/4 section; thence run North along the West 1/4 1/4 line 311.36 feet to the point of beginning; thence continue along the last course 130.72 feet; thence turn right 91°02'52" and run East 55.84 feet; thence turn right 88°48'37" and run South 56.84 feet; thence turn right 37°41'11" and run Southwest 91.85 feet to the point of beginning.

Parcel ID Number: 13-8-28-1-001-022.000

Property commonly known as: 5563 Highway 17, Helena, AL 35080



# Real Estate Sales Validation Form

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

Grantor's Name Planet Home Lending, LLC  
Mailing Address 321 Research Pkwy Ste 303  
Meriden, CT 06450

Grantee's Name SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
Mailing Address c/o Information Systems and Network Corp.  
Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D  
Oklahoma City, OK 73107-2420

Property Address 5563 Highway 17  
Helena, AL 35080

Date of Sale 04/22/2019  
Total Purchase Price \$10.00  
or  
Actual Value \$

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Assessor's Market Value \$124,100.00

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County, Alabama, County  
Clerk  
Shelby County, AL  
01/24/2020 04:04:32 PM  
\$12.00 CHERRY  
20200124000033650

*Matthew E. Webb*

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 1/24/2020

Print Matthew E. Webb

☐ Unattested

*Matthew E. Webb*  
(verified by)

Sign

*Matthew E. Webb*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1