

20200302000080650
03/02/2020 09:29:07 AM
DEEDS 1/4

After recording return to:
ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108
Servicelink No. 200058281

Mail tax statements to:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 720W
Nashville, TN 37203

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

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 26 day of February, 2020, by and between **NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing**, a mailing address of 75 Beattie Place, Suite 300, Greenville, SC 29601, hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States**, a mailing address of 3401 West End Ave, Suite 760W, Nashville, TN 37203, 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: 3883 Highway 109, Columbiana, AL 35051

Prior Instrument reference: Instrument No. 20200207000051930, recorded on 02/07/2020 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's successors and assigns, FOREVER, Grantor does hereby bind Grantor and Grantor's successors, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's successors and assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Executed this 26 day of February, 2020.

NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing

By: Kelsey Rolson

Print Name: Kelsey Rolson

Title: Foreclosure Specialist

STATE OF South Carolina
COUNTY OF Greenville

I, Caroline Crouse, a Notary Public, in and for said County in said State, hereby certify that Kelsey Rolson, whose name as Foreclosure Specialist of NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing, 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 Foreclosure Specialist and with full authority, executed the same voluntarily for and as the act of said NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing.

Given under my hand and seal this the 26 day of February, 2020.

Caroline Crouse
NOTARY PUBLIC Caroline Crouse
My commission expires: 3-22-2029



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 land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows: Lot 8, according to the survey of Bailey's Wall Farm Road Subdivision, as recorded in Map Book 25, Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

TAX ID: 16-4-18-0-000-009.035

Property commonly known as: 3883 Highway 109, Columbiana, AL 35051

Real Estate Sales Validation Form

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

Grantor's Name NewRez LLC, et al
 Mailing Address 75 Beattie Place, Suite 300
Greenville, SC 29601

Grantee's Name Secretary of Housing and Urban Development, his/her successors and assigns
 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 3883 Highway 109
Columbiana, AL 35051

Date of Sale 02/26/2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 276,290.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2020 09:29:07 AM
 \$33.00 MIST
 20200302000080650

Allen S. Boyd

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 02/27/2020Print Matthew E. Webb

Unattested

Shirley Holmquist
 (verified by)

Sign

Matthew E. Webb

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1