

Commitment Number: 190786111
Seller's Loan Number: 4401165174

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:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21-6-24-3-001-050

SPECIAL/LIMITED WARRANTY DEED

FIRST GUARANTY MORTGAGE CORPORATION, whose mailing address is **15480 LAGUNA CANYON RD #100, IRVINE, CA 92618**, hereinafter grantor, for \$100,320.00 (One Hundred Thousand Three Hundred Twenty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **PHILIP DUDLEY**, hereinafter grantee, whose tax mailing address is **205 GOODWIN STREET, COLUMBIANA, AL 35051**, the following real property:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4, SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTH 67 DEGREES 49 MINUTES WEST A DISTANCE OF 90.5 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE TURN AN ANGLE TO THE RIGHT OF 101 DEGREES 17 MINUTES AND RUN A DISTANCE OF 105.0 FEET; THENCE TURN AN ANGLE 88 DEGREES 51 MINUTES TO THE LEFT AND RUN A DISTANCE OF 199.52 FEET; THENCE TURN AN ANGLE OF 93 DEGREES 22 MINUTES TO THE LEFT AND RUN A DISTANCE OF 119.93 FEET TO A POINT; THENCE TURN AN ANGLE OF 112 DEGREES 42 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 51.5 FEET TO A POINT; THENCE TURN AN ANGLE OF 95 DEGREES 12 MINUTES 30 SECONDS TO THE LEFT AND RUN A DISTANCE OF 108.93 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED; THENCE CONTINUE ON SAID LINE A DISTANCE OF 110.07 FEET TO

A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 95 DEGREES 49 MINUTES 30 SECONDS AND RUN A DISTANCE OF 194.2 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 84 DEGREES 37 MINUTES AND RUN A DISTANCE OF 108.0 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 94 DEGREES 48 MINUTES 30 SECONDS AND RUN A DISTANCE OF 193.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS SITUATED IN THE SE 1/4 OF THE SW 1/4, SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST, EXCEPTING STREET RIGHT-OF-WAY OF PINE HILL CIRCLE. SITUATED IN SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY AS CONVEYED FROM FIRST GUARANTY MORTGAGE CORPORATION, BY AND THROUGH SIROTE & PERMUTT, P.C. TO FIRST GUARANTY MORTGAGE CORPORATION AS DESCRIBED IN FORECLOSURE DEED, DATED 03/27/2019, RECORDED 03/29/2019, IN INSTRUMENT 20190329000100090, SHELBY COUNTY RECORDS. APN #: 21-6-24-3-001-050

Property Address is: 113 Pine Hill Circle, Columbiana, AL 35051


Being the same property transferred from **FIRST GUARANTY MORTGAGE CORPORATION** to **FIRST GUARANTY MORTGAGE CORPORATION** by Foreclosure Deed recorded on 03/29/2019 as Instrument Number **20190329000100090**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.


20200302000081610 2/4 \$131.50
Shelby Cnty Judge of Probate, AL
03/02/2020 12:03:20 PM FILED/CERT

Executed by the undersigned on February 18, 2020:

FIRST GUARANTY MORTGAGE CORPORATION, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: Brenden Gately

Name: Brenden Gately

Its: POA

STATE OF Oklahoma
COUNTY OF Oklahoma

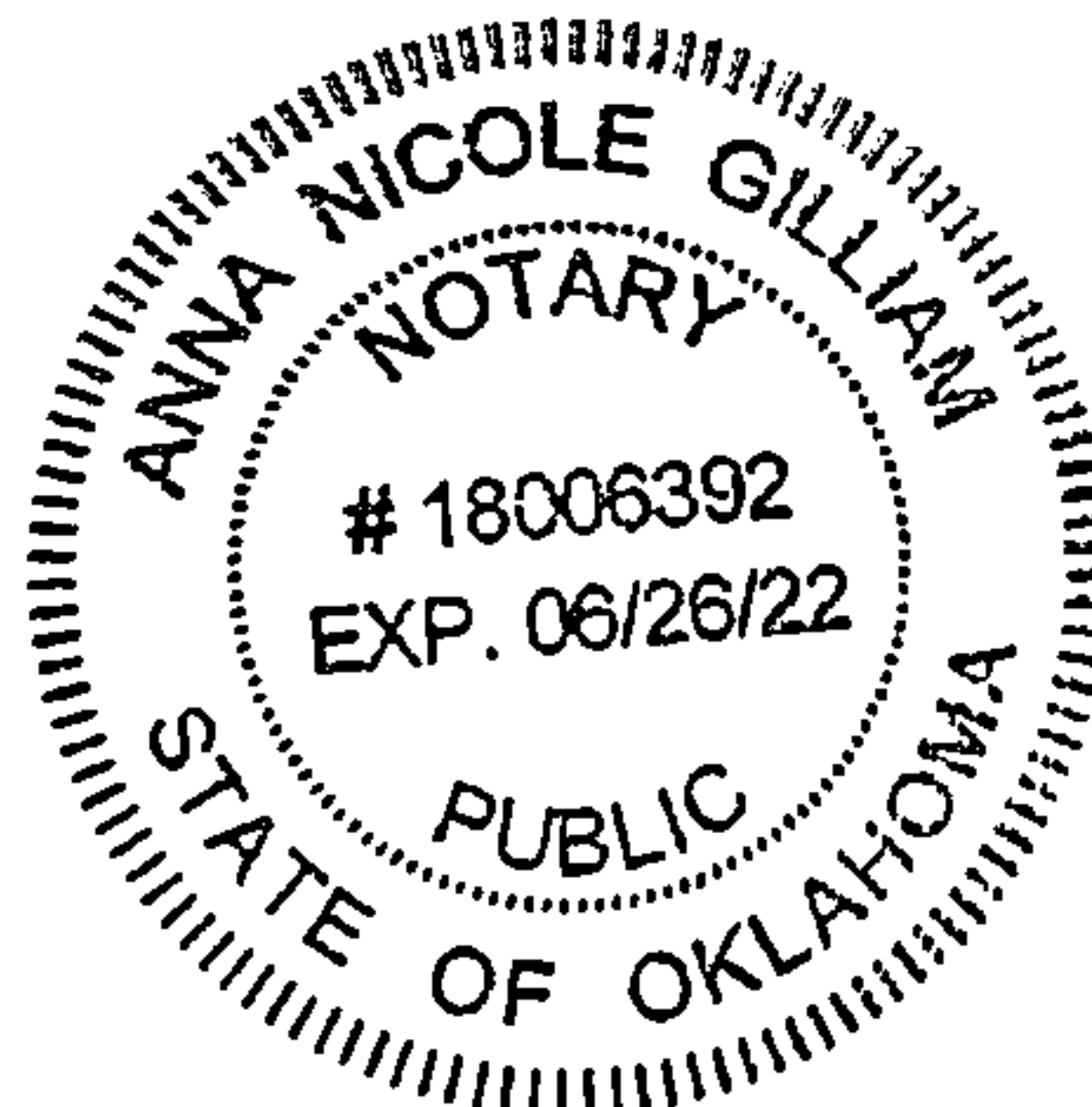


20200302000081610 3/4 \$131.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Brenden Gately POA, on behalf of the Grantor **FIRST GUARANTY MORTGAGE CORPORATION, by Rushmore Loan Management Services LLC, Appointed 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 POA 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 18 day of Feb, 2020.

[Signature]
Notary Public



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : First Guaranty Mortgage Corp
Mailing Address 15480 Laguna Canyon Rd #100
Irvine, CA 92618

Grantee's Name: Philip Dudley
Mailing Address: 205 Goodwin St.
Columbiana, AL 35051

Property Address: 113 Pine Hill Cr.
Columbiana, AL 35051

Date of Sale 2-27-2020
Total Purchase Price \$100,320.00
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 -

Shelby County, AL 03/02/2020
State of Alabama
Deed Tax: \$100.50

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 02-27-2020

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Philip Dudley

☐ Unattested

[Signature]
(Verified by)

