

Commitment Number: 200018166
Seller's Loan Number: 133661

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

* The mortgage amount of \$110,250.00
is being used to purchase the below
property with a deed consideration
of \$147,000.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28 3 06 0 005 051.000

GENERAL WARRANTY DEED

HTE HOUSING, LLC, whose mailing address is **9100 KEYSOFT, INDIANAPOLIS, IN 46240**, hereinafter grantor, for \$147,000.00 (One Hundred Forty Seven Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **ROY RYAN BRANCH** and **SHADI FALLAH**, hereinafter grantees, whose tax mailing address is **3232 CHAPEL DOWNS DRIVE, DALLAS, TX 75229**, the following real property:

REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS: LOT 182, ACCORDING TO THE FINAL PLAT STONE CREEK, PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TAX ID: 28 3 06 0 005 051.000. Property Address is: 175 Moss Stone Ln., Calera, AL 35040

Being the same property transferred from Fannie Mae A/K/A Federal National Mortgage Association to HTE HOUSING, LLC by Special Warranty Deed recorded on 08/15/2019 as Instrument Number 20190815000298380.

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 prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, 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 grantees forever.

Executed by the undersigned on March 25th, 2020:

HTE HOUSING, LLC

By: [Signature]

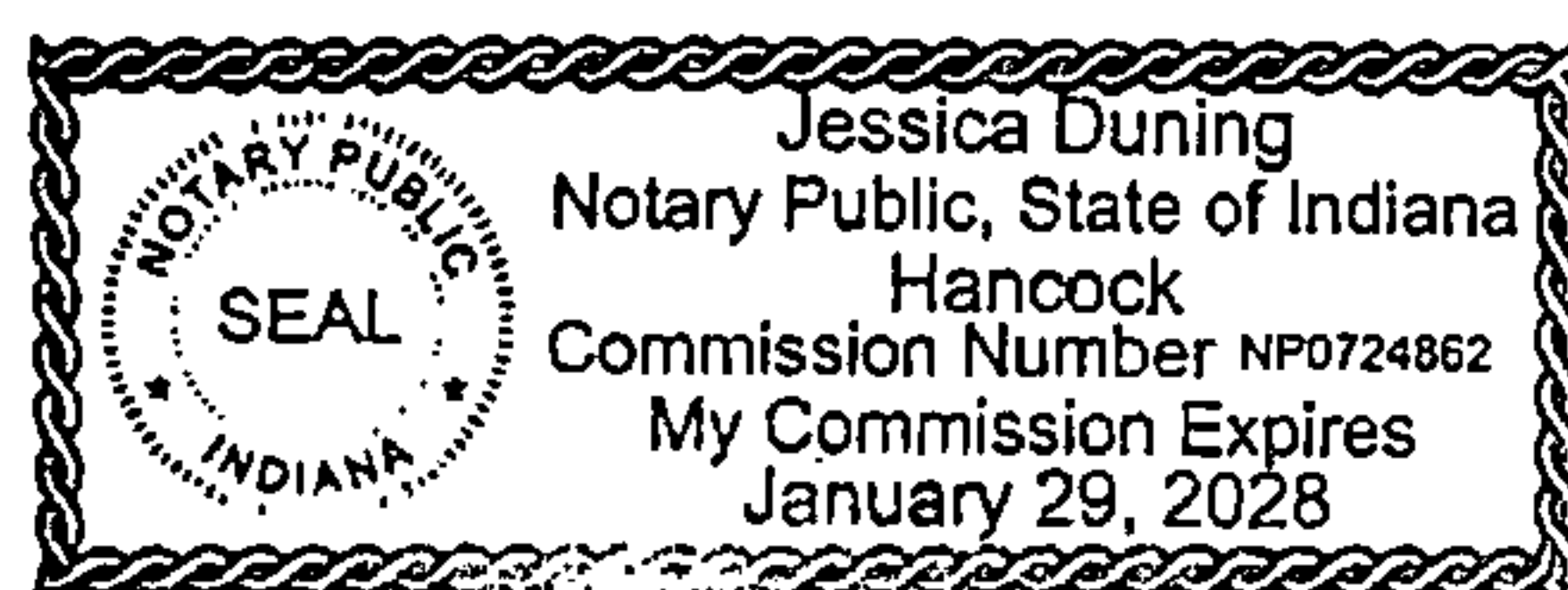
Name: Doug Dale

Its: manager

STATE OF Indiana
COUNTY OF Marion

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Doug Dale its manager, on behalf of the Grantor **HTE HOUSING, LLC** 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 manager 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 and official seal this 25th day of March, 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

20200402000129090 04/02/2020 12:30:07 PM DEEDS 3/3

Grantor's Name	HTE HOUSING LLC	Grantee's Name	ROY RYAN BRANCH and SHADI FALLAH
Mailing Address	9100 KEYSOFT, INDIANPOLIS, IN 46240	Mailing Address	3232 CHAPEL DOWNS DRIVE, DALLAS, TX 75229
Property Address	175 Moss Stone Ln., Calera, AL 35040	Date of Sale	03.25.2020
		Total Purchase Price	147,000.00
		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 04.01.2020

Print ALYSSA BRESNAY

Unattested

[Signature]
(verified by)

Sign

[Signature]
(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
04/02/2020 12:30:07 PM
\$65.00 JESSICA
20200402000129090

Alyssa Bresnay