

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Tiffany & Bosco, PA  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Cirilo Lopez  
2345 Dalton Drive  
Pelham AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-Six Thousand Two Hundred And 00/100 Dollars (\$26,200.00) to the undersigned, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, by Carrington Mortgage Services, LLC (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Cirilo Lopez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NE 1/4 of the SE 1/4, Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter a distance of 146.0 feet to the point of beginning of the parcel being described; thence turn an angle of 91 degrees 46 minutes 50 seconds to the right and run Northerly a distance of 114.46 feet to a point; thence turn an angle of 88 degrees 13 minutes 10 seconds to the right and run Easterly a distance of 356.30 feet to a point; thence turn an angle of 88 degrees 13 minutes 10 seconds to the left and run Northerly a distance of 114.58 feet to a point; thence turn an angle of 88 degrees 13 minutes 10 seconds to the right and run Easterly a distance of 168.70 feet to a point; thence turn an angle of 65 degrees 00 minutes 00 seconds to the left and run Northeasterly a distance of 148.78 feet to a point; Thence turn an angle of 156 degrees 20 minutes 00 seconds to the right and run Southerly a distance of 363.88 feet to a point, Thence turn an angle of 88 degrees 40 minutes 00 seconds to the right and run Westerly a distance of 586.53 feet to the point of beginning. Property is served by a twenty foot wide easement described in separate description.

Subject to the following described easement: A twenty foot (20 foot) wide access Easement described as follows: Commence at the SW Corner of the NE 1/4 of the SE 1/4, Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence westerly a distance of 396.0 feet to a point; thence turn an angle of 91 degrees 46 minutes 50 seconds to the right and run northerly a distance of 209.03 feet to the point of beginning of the Easement being described; thence continue along last described course a distance of 10.01 feet to a point; thence turn an angle of 88 degrees 13 minutes 10 seconds to the right and run easterly a distance of 1057.47 feet to a point on the west property line of parcel No.1; thence turn an angle of 91 degrees 20 minutes 00 seconds to the right and run southerly a distance of 10.01 feet to a point; thence turn an angle of 88 degrees 40 minutes 00 seconds to the right and run westerly a distance of 1057.32 feet to the point of beginning and the end of easement.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Annexation recorded in Book 1999 Page 14621.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5 day of May, 2020.

Wilmington Savings Fund Society, FSB, as trustee of  
Stanwich Mortgage Loan Trust A  
By: Carrington Mortgage Services, LLC, Attorney in Fact

By: [Signature]  
Its Stacy Behan Authorized Signer

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Carrington Mortgage Services, LLC on behalf of Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, as Attorney in Fact, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the \_\_\_\_\_ day of May, 2020.

See Attached

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

## Real Estate Sales Validation Form

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

Grantor's Name Wilmington Savings Fund Society,  
FSB, as trustee of Stanwich  
Mortgage Loan Trust A

Grantee's Name Cirilo Lopez

Mailing Address \_\_\_\_\_

Mailing Address 2345 Dalton Drive  
Pelham AL 35124

Property Address 66 LB Road aka 1034A Hwy 72  
Pelham, AL 35124

Date of Sale 05/06/2020  
 Total Purchase Price \$26,200.00

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

☐ 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 05/06/2020

Print Cirilo Lopez

☐ Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/06/2020 03:13:12 PM  
 \$54.50 MIST  
 20200506000178340

*Allen S. Bayl*