

INVESTOR NUMBER: 222260687302

20200521000204170
05/21/2020 01:43:31 PM
DEEDS 1/3

PennyMac Loan Services, LLC CM #: 460032
MORTGAGOR(S): Stonewall Heard, a single man

Grantee's Address:
Department of Veterans Affairs
Loan Guaranty Service
3401 West End Avenue, Suite 760W
Nashville, TN 37203

STATE OF ALABAMA)

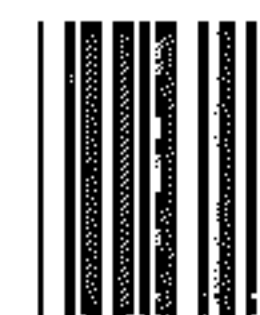
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **PennyMac Loan Services, LLC**, does hereby grant, bargain, sell, and convey unto Grantee, **Secretary of Veterans Affairs, an Officer of the United States of America, successors and assigns, at Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W Nashville, TN 37203, as their interest may appear**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 402, according to the Survey of Savannah Pointe, Sector V,
Phase 1, as recorded in Map Book 26, Page 50, in the Probate Office
of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.



IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 12 day of May, 2020.

PENNYMAC LOAN SERVICES, LLC

By: _____

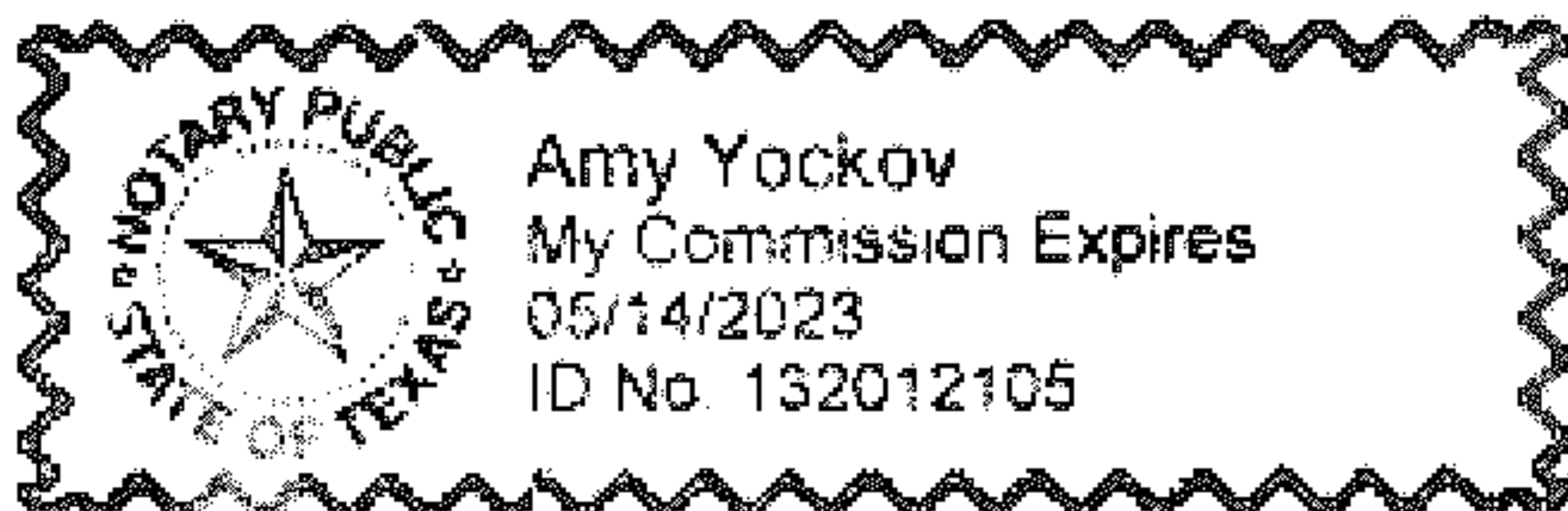
Its: Francisco Guadiana
Authorized Representative

STATE OF TEXAS)

COUNTY OF Tarrant)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Francisco Guadiana, whose name as Authorized Representative of PennyMac Loan Services, LLC, 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 entity.

Given under my hand this the 12 day of May, 2020.



Notary Public

My Commission Expires: 5/14/23

THIS INSTRUMENT PREPARED BY:

Jahan Berns
Tiffany & Bosco, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, AL 35205



Real Estate Sales Validation Form

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

Grantor's Name PennyMac Loan Services, LLC 20200521000204170 05/21/2020 01:43:31 PM DEEDS 3/5
c/o PennyMac Loan Services,
LLC

Mailing Address 3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

Mailing Address 4100 International Pkwy
Suite 1000
Carrollton, TX 75007

Property Address 174 Savannah Ln
Calera, AL 35040

Date of Sale May 12, 2020

Total Purchase Price \$182,368.51

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 Foreclosure Deed
☐ 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.

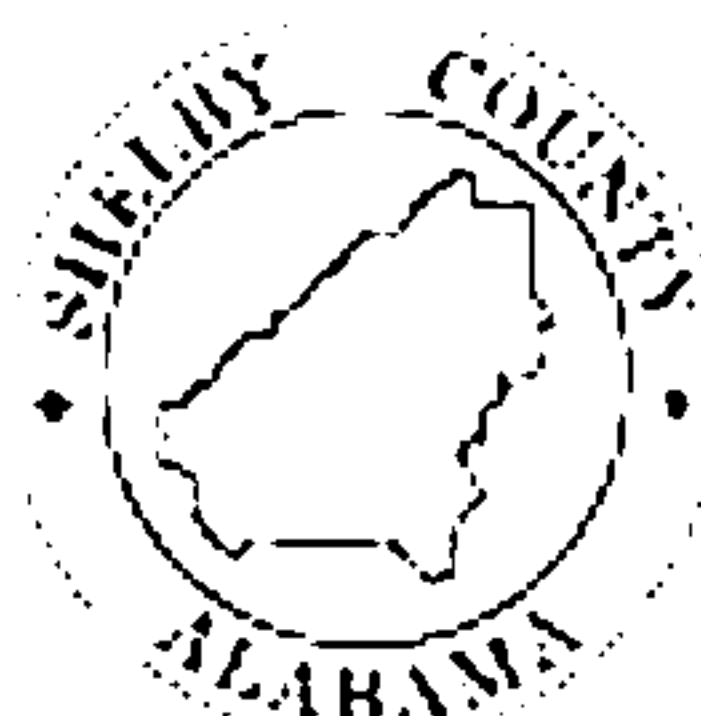
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/21/2020

Print Tiffany Sides, title specialist

☐ Unattested
(verified by)

Sign Tiffany Sides
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2020 01:43:31 PM
\$29.00 CHERRY
20200521000204170

Alexis S. Boyd