

20200626000262250
06/26/2020 08:33:29 AM
CORDEED 1/4

INSTRUMENT BEING RE-RECORDED TO INCLUDE
THE NOTARY ACKNOWLEDGMENT THAT WAS
INADVERTENTLY OMITTED FROM THE ORIGINAL
RECORDING OF INSTRUMENT #20200506000178340

20200506000178340
05/06/2020 03:13:12 PM
DEEDS 1/3

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On May 5 2020 before me, Norma Camarena Notary Public
(insert name and title of the officer)

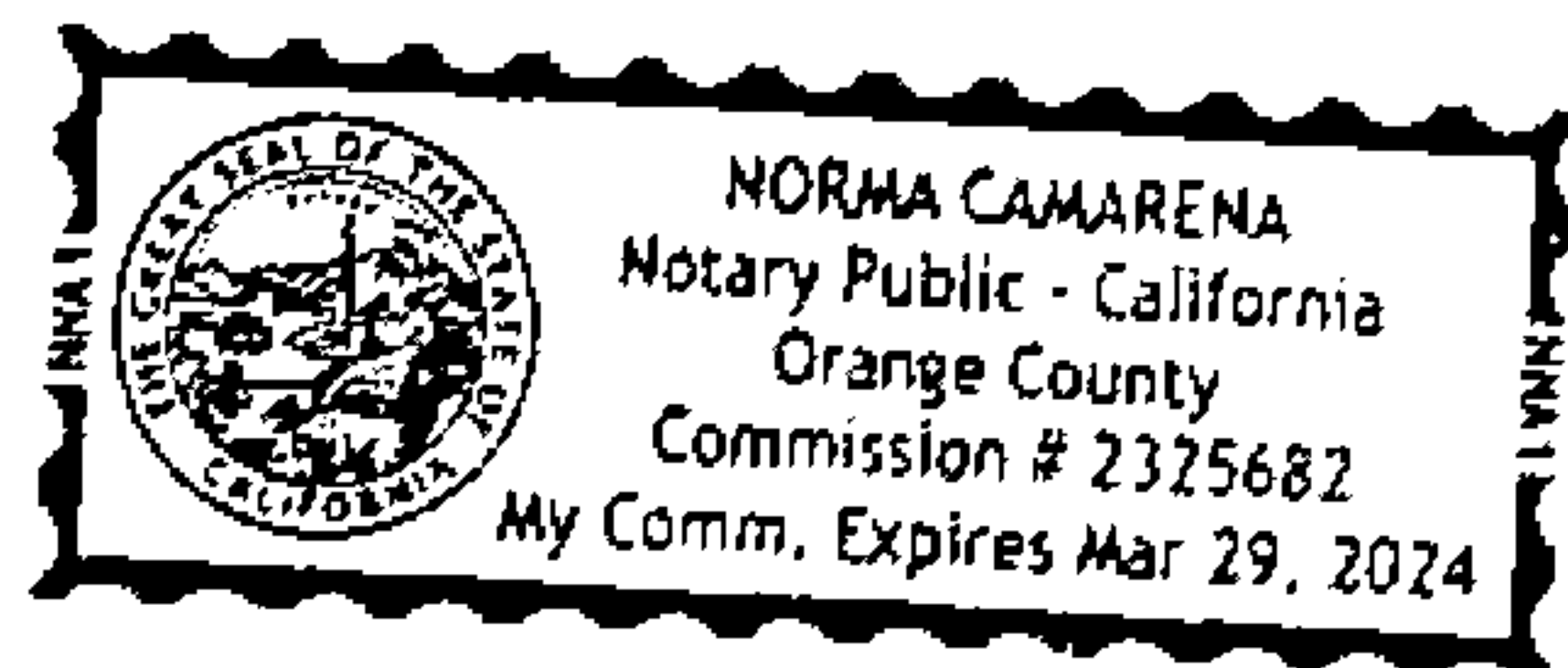
personally appeared Stacy Behan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



20200626000262250 06/26/2020 08:33:29 AM CORDEED 4/4

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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

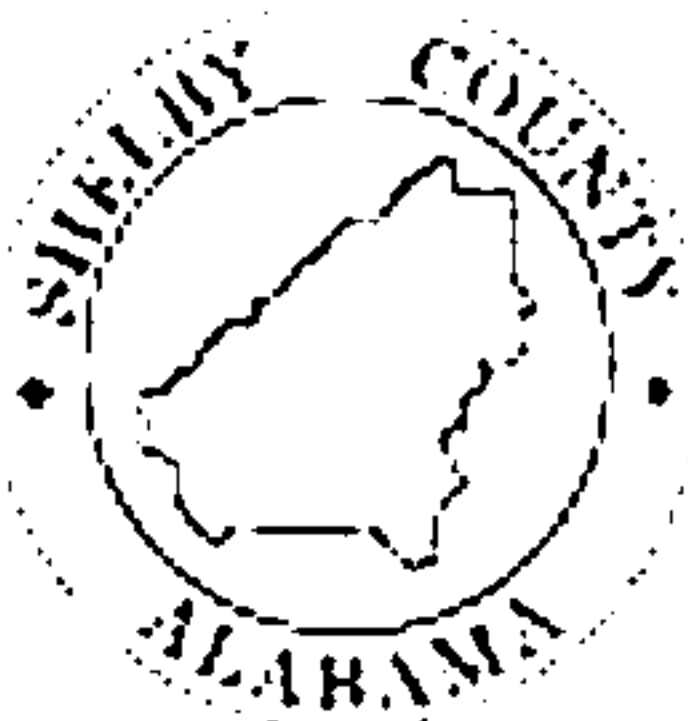
Unattested



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 MISTI

Print Cirilo Lopez
Sign
(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
06/26/2020 08:33:29 AM
\$32.00 JESSICA
20200626000262250

Allen S. Bayl