

20200818000356460
08/18/2020 09:17:18 AM
DEEDS 1/4

Return to:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108

Order Number:
1280110283

SPECIAL WARRANTY DEED

STATE OF Utah)
COUNTY OF Salt Lake)

Send Future Tax Notices to:
46955 Highway 25
Vincent, AL 35178

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Thirty-Two Thousand Dollars (\$32,000.00) and other valuable consideration, to the undersigned Grantor, **LPP MORTGAGE INC., fka LPP MORTGAGE LTD.**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant and convey unto **LAURO OSNAYA MARTINEZ**, an individual, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A PARCEL OF LAND IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE FIRST BORN CHURCH LOT AT A STAKE ON THE SOUTHERLY BOUNDARY OF ALABAMA HIGHWAY NO. 25 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 27 DEGREES WEST WITH THE WESTERLY BOUNDARY OF SAID CHURCH LOT 210 FEET; THENCE RUN NORTH 65 DEGREES WEST 210 FEET; THENCE RUN NORTH 27 DEGREES EAST 210 FEET TO A STAKE ON THE SOUTHERLY BOUNDARY OF SAID HIGHWAY NO. 25; THENCE RUN SOUTH 65 DEGREES EAST WITH SAID HIGHWAY 210 FEET TO THE POINT OF BEGINNING. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20190206000039290

Parcel ID Number: 05 8 33 0 000 026.002

Commonly Known As: 46955 Highway 25, Vincent, AL 35178

Fair Market Value: _____

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his or her successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Radian Settlement Services Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 14 day of July, 20 20.

GRANTOR:

LPP MORTGAGE INC., fka LPP
MORTGAGE LTD., by GREEN RIVER
CAPITAL, LLC, as Attorney in Fact



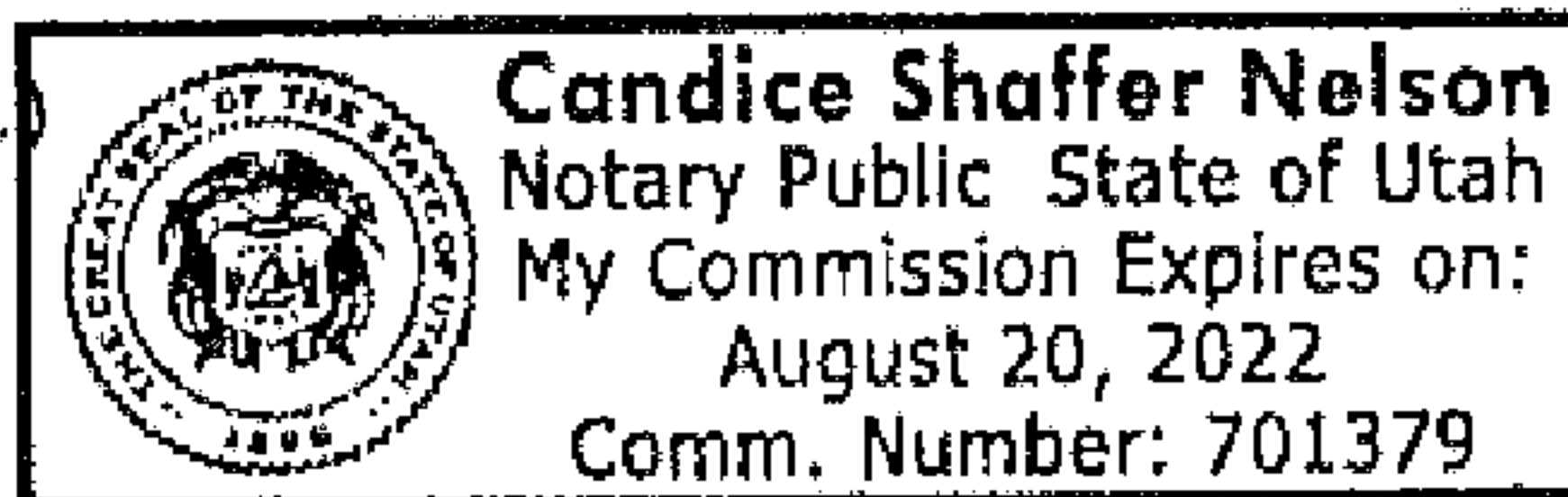
By: KIRSTIE CUNNINGHAM, Closing Manager
Its:

STATE OF Utah)
COUNTY OF Salt Lake)

I, CANDICE NELSON, a Notary Public for the State of Utah, do hereby certify that KIRSTIE CUNNINGHAM, Closing Manager, whose name as KIRSTIE CUNNINGHAM, Closing Manager of GREEN RIVER CAPITAL, LLC, as Attorney in Fact for LPP MORTGAGE INC., fka LPP MORTGAGE LTD., 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 this the 14 day of July, 20 20.

(NOTARY SEAL)




Notary Public CANDICE NELSON
My commission expires: _____

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

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

Grantor's Name LPP MORTGAGE INC, FKA LPP MORTGAGE LTD
Mailing Address

Grantee's Name LAURO OSNAYA MARTINEZ
Mailing Address 46955 HIGHWAY 25
VINCENT AL 35178

Property Address 46955 HWY 25
VINCENT AL 35178

Date of Sale 7/21/2020
Total Purchase Price \$ 32000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/18/2020 09:17:18 AM
\$63.00 JESSICA
20200818000356460

Actual Value \$
or
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 7/21/2020

Print LAURO OSNAYA MARTINEZ

x Unattested
Malynda Schmitt
(verified by)

Sign LAURO O MARTINEZ
(Grantor/Grantee/Owner/Agent) circle one