

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:

MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1180130

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**15 5 16 0 000 004.019**

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**SPECIAL/LIMITED WARRANTY DEED**

**FREEDOM MORTGAGE CORPORATION**, hereinafter grantor, whose tax-mailing address is **907 Pleasant Valley Ave. Suite 3, Mount Laurel, NJ 08054**, for \$221,480.00 (Two Hundred Twenty-One Thousand Four Hundred Eighty Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Kaitlyn Jean Brown** and **Christopher Michael Brown**, hereinafter grantees, whose tax mailing address is **164 Hackberry Circle, Chelsea, AL 35043**, the following real property in Shelby County, Alabama:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

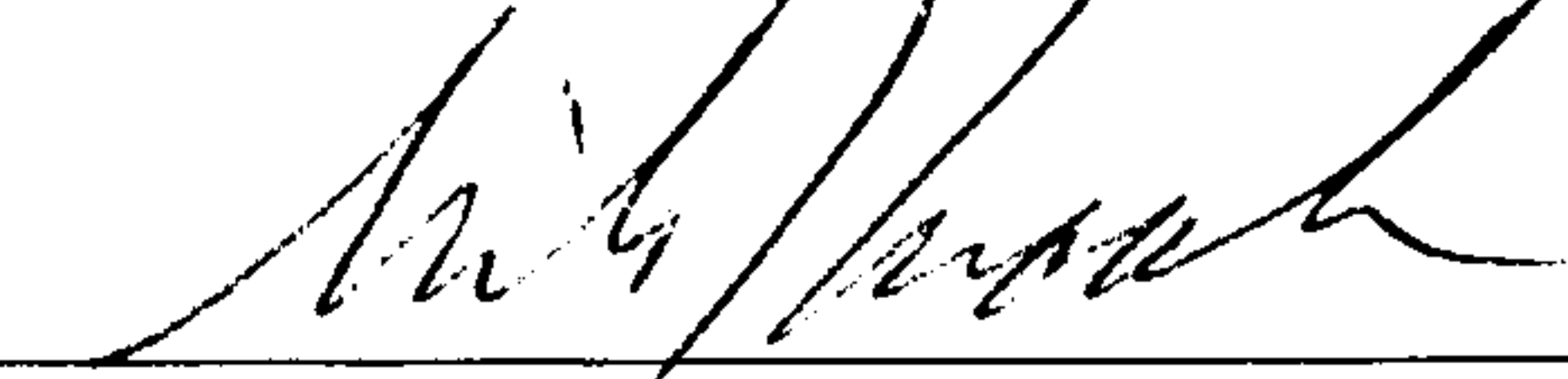
Prior instrument reference: **20191101000404090** recorded on **11/01/2019**

The real property described above is conveyed subject to 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.

257 BARON DR, CHELSEA AL, 35043

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 Sept 16<sup>th</sup>, 2020:



**FREEDOM MORTGAGE CORPORATION**

By: Michael Knack

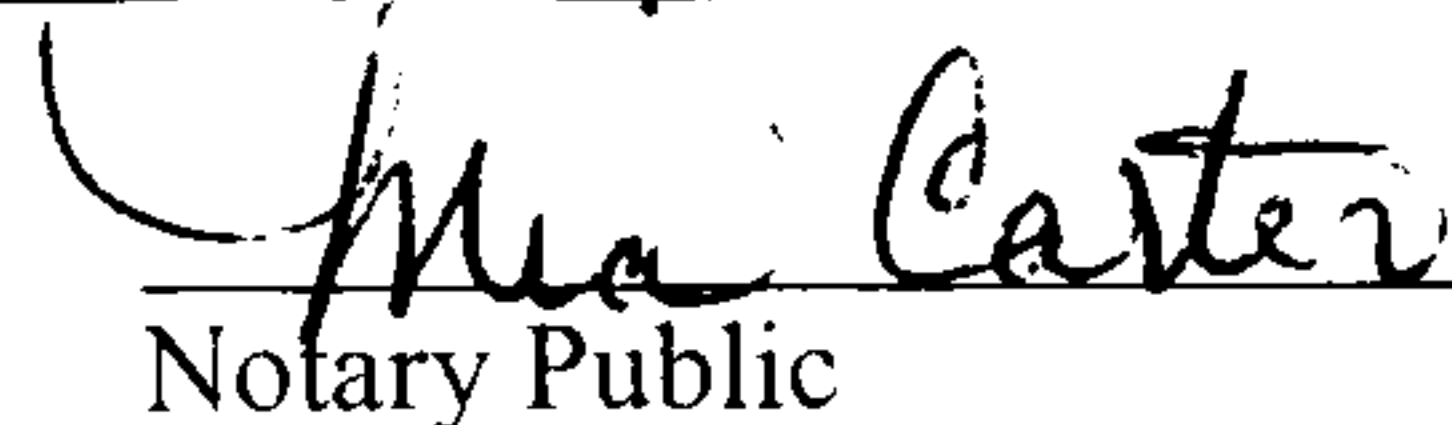
Its: FEL Supervisor

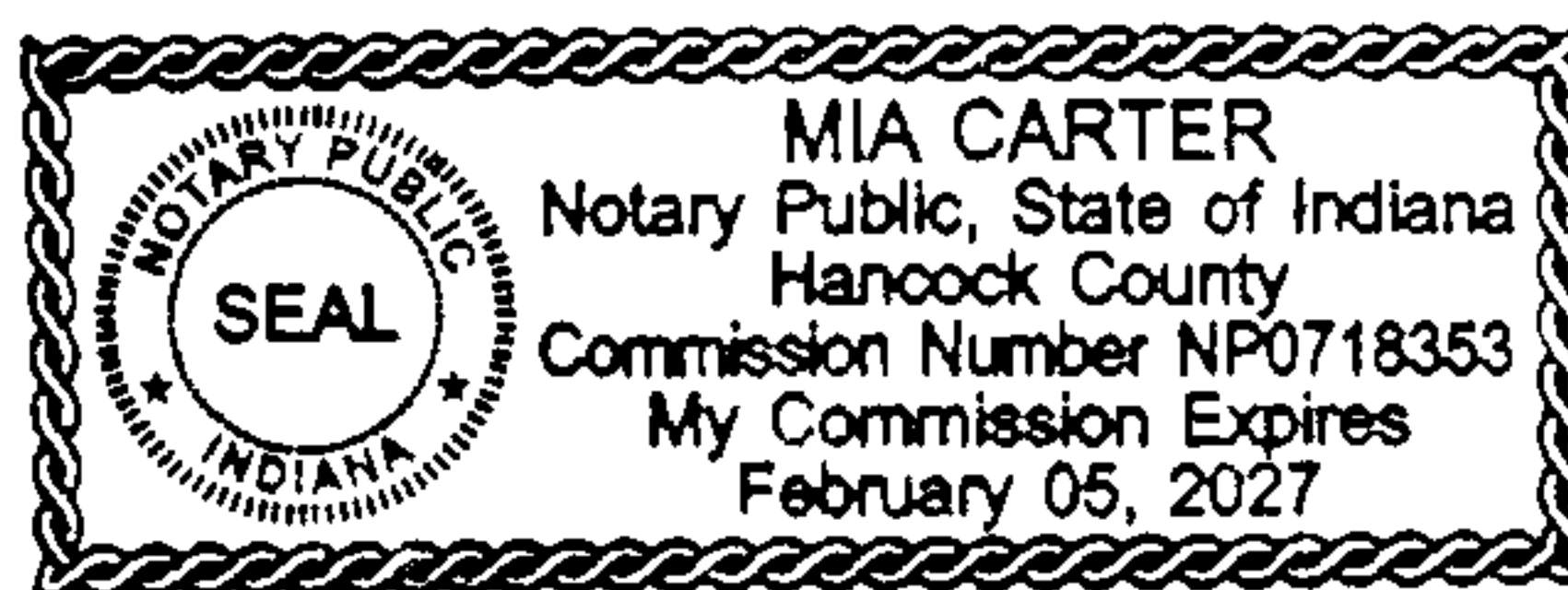
STATE OF Indiana

COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Michael Knack its FEL Supervisor, on behalf of the Grantor **FREEDOM MORTGAGE CORPORATION** 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 FEL Supervisor 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 an official seal this 16<sup>th</sup> day of September, 2020

  
Notary Public



**EXHIBIT A  
(LEGAL DESCRIPTION)**

**LOT 17, ACCORDING TO THE SURVEY OF ROYAL FOREST, AS RECORDED IN  
MAP BOOK 14, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.**

**PROPERTY ADDRESS 257 BARON DR , CHELSEA, AL 35043**

Real Estate Sales Validation Form

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

Grantor's Name	FREEDOM MORTGAGE CORPORATION	Grantee's Name	Kaitlyn Jean Brown and Christopher Michael Brown
Mailing Address	907 Pleasant Valley Ave. Suite 3, Mount Laurel, NJ 08054	Mailing Address	164 Hackberry Circle Chelsea, AL 35043
Property Address	257 BARON DR , CHELSEA, AL 35043	Date of Sale	9/16/2020
		Total Purchase Price	221,480.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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	10/26/2020	Print	Ashley Lingard
<input type="checkbox"/> Unattested		Sign	Ashley Lingard
	(verified by)		(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  
10/26/2020 02:04:00 PM  
\$252.50 CHERRY  
20201026000486790

Alex S. Boyd