

20201106000509340
11/06/2020 03:48:01 PM
DEEDS 1/4

Commitment Number: 200379036
Seller's Loan Number: 18936201

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:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

****MORTGAGE CONSIDERATION IS PAYING FOR
\$315,400 OF THE DEED CONSIDERATION.****

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-2-09-0-001-001.120**

SPECIAL/LIMITED WARRANTY DEED

MTGLQ INVESTORS, L.P., whose mailing address is **2001 ROSS AVE, SUITE 2800, Dallas, TX 75201**, hereinafter grantor, for \$332,000.00 (Three Hundred Thirty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CRAIG M. PAYNE** and **ANNA L. PAYNE**, hereinafter grantees, whose tax mailing address is **721 HEATHERWOOD DR., BIRMINGHAM, AL 35244**, the following real property:

All that certain parcel of land situate in the county of Shelby and state of Alabama being known and designated as follows: lot 6, according to the survey of heatherwood, sector 1, 1st addition, as recorded in map book 19 page 66 in the probate office of Shelby County, Alabama; being situated in shelby county, Alabama. Being the same property as conveyed from GLENN H. STANLEY AND SHELIA W. STANLEY, A MARRIED COUPLE to MTGLQ Investors, L.P. as described in Instrument no. 20200723000309350, Dated 04/01/2020, Recorded 07/23/2020 in Shelby County Records. PARCEL Number: 10-2-09-0-001-001.120

Property Address is: 721 HEATHERWOOD DR., BIRMINGHAM, AL 35244

BEING THE SAME PROPERTY TRANSFERRED FROM GLENN H. STANLEY AND SHEILA W. STANLEY TO MTGLQ INVESTORS, L.P. BY DEED IN LIEU OF FORECLOSURE RECORDED ON 07/23/2020 AS INSTRUMENT NUMBER 20200723000309350.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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.

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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on October 1, 2020:

MTGLQ INVESTORS, L.P., by ServiceLink, LLC as its Attorney in Fact

By: Lauren Helen Pyzoha

Name: Lauren Helen Pyzoha

Its: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lauren Helen Pyzoha its ASSISTANT VICE PRESIDENT, on behalf of the Grantor **ServiceLink, LLC as Attorney in Fact for MTGLQ INVESTORS, L.P.** 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 ASSISTANT VICE PRESIDENT 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 1st day of Oct., 2020

Tamara L. Clawson
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Tamara L. Clawson, Notary Public
Beaver County
My commission expires June 3, 2024
Commission number 1298552
Member, Pennsylvania Association of Notaries

Real Estate Sales Validation Form

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

20201106000509340 11/06/2020 03:48:01 PM DEEDS 4/4

Grantor's Name	MTGLQ INVESTORS, L.P.	Grantee's Name	CRAIG M. PAYNE and ANNA L. PAYNE
Mailing Address	2001 ROSS AVE, SUITE 2800, Dallas, TX 75201	Mailing Address	721 HEATHERWOOD DR., BIRMINGHAM, AL 35244
Property Address	721 HEATHERWOOD DR., BIRMINGHAM, AL 35244	Date of Sale	10/01/2020
		Total Purchase Price	332,000.00
		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
☒ 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.

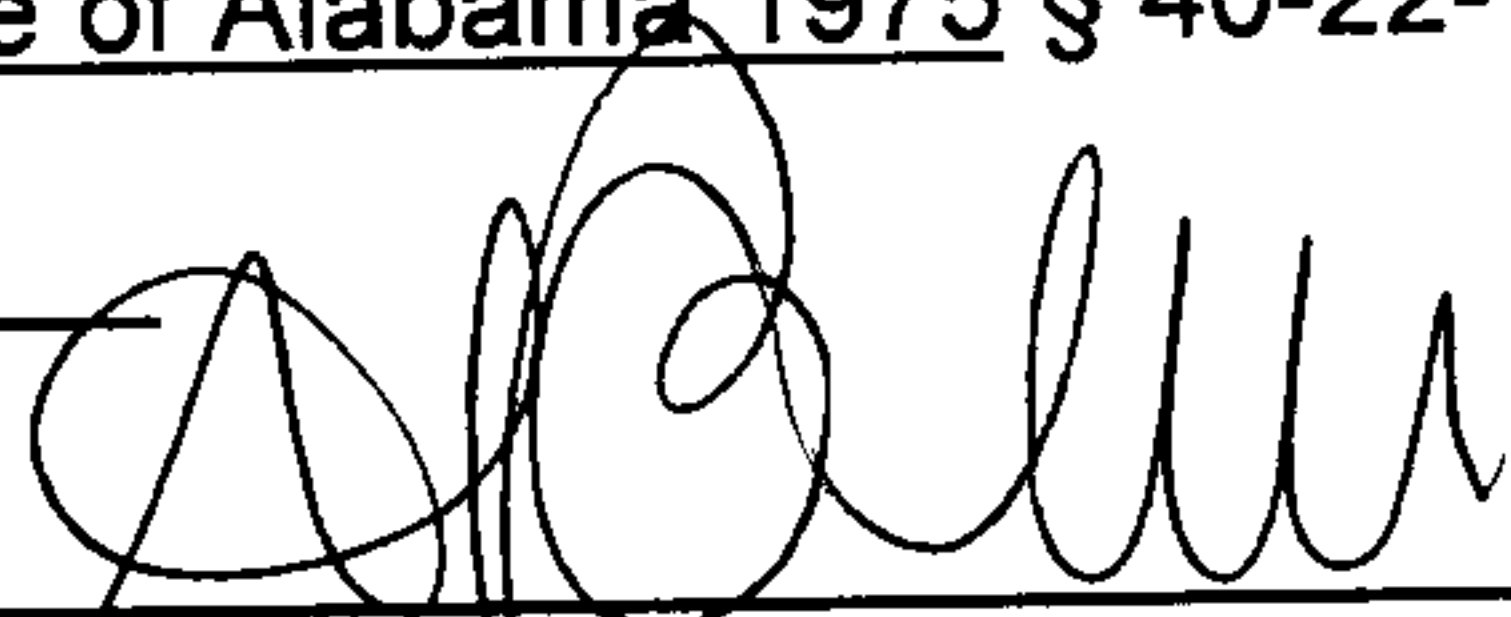
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

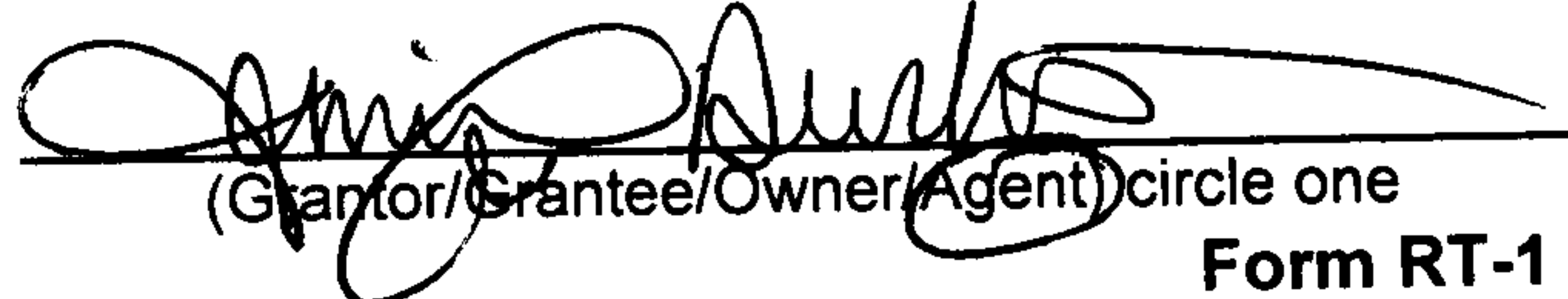
Date 11/03/2020

Unattested


(verified by)

Print JENNIFER DURKOS

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
11/06/2020 03:48:01 PM
\$48.00 JESSICA
20201106000509340

Allen S. Bayl