

20201113000520540
11/13/2020 02:20:06 PM
DEEDS 1/5

Commitment Number: 200143999
Seller's Loan Number: HCU000191F

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 4 20 1 009 010.000

SPECIAL/LIMITED WARRANTY DEED

GUILD MORTGAGE COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY, whose mailing address is **5887 COPLEY DR., SAN DIEGO, CA 92111**, hereinafter grantor, for \$189,000.00 (One Hundred Eighty Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **VEDAT CETINKAYA**, hereinafter grantee, whose tax mailing address is **2784 SOUTHWOOD VIEW, BESSEMER, AL 35022**, 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 1174, according to the map of first addition old Cahaba phase III, recorded in map book 28, page 133, in the probate office of Shelby county, Alabama. Parcel number: 13 4 20 1 009 010.000

Property Address is: 241 BENTMOOR LANE, HELENA, AL 35080

BEING THE SAME PROPERTY TRANSFERRED FROM GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION TO GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION BY MORTGAGE FORECLOSURE DEED RECORDED ON 04/02/2020 AS INSTRUMENT NUMBER 20200402000129130.

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 grantee 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 21, 2020:

GUILD MORTGAGE COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY

By: G. English

Name: Quiana English

Its: Assistant Secretary

STATE OF California
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that _____ its _____, on behalf of the Grantor **GUILD MORTGAGE COMPANY, A CALIFORNIA LIMITED LIABILITY COMPANY**, 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 _____ 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 _____ day of _____, 20____

See

Notary Public

Attached

Real Estate Sales Validation Form

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

Grantor's Name Guild Mortgage Company, a
California Limited Liability Company

Grantee's Name Vedat Cetinkaya

Mailing Address 5887 Copley Drive
San Diego, CA 92111Mailing Address 241 Bentmoor Ln.
Helena, AL 35080Property Address 241 Bentmoor Ln.
Helena, AL 35080

Date of Sale November 10, 2020

Total Purchase Price \$189,000.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Guild Mortgage Company, a California Limited Liability Company, 5887
Copley Drive, San Diego, CA 92111.

Grantee's name and mailing address - Vedat Cetinkaya, 241 Bentmoor Ln., Helena, AL 35080.

Property address - 241 Bentmoor Ln., Helena, AL 35080

Date of Sale - November 10, 2020.

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: November 10, 2020

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2020 02:20:06 PM
 \$223.00 CHARITY
 20201113000520540