

20210120000029780
01/20/2021 08:06:01 AM
DEEDS 1/4

Commitment Number: 190673523
Seller's Loan Number: 1002593837

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
23-5-22-0-006-028.000

SPECIAL/LIMITED WARRANTY DEED

PENNYMAC LOAN SERVICES, LLC, whose mailing address is **3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361**, hereinafter grantor, for \$232,500.00 (Two Hundred Thirty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MATTHEW WAYNE NICHOLS**, as sole and separate property, hereinafter grantee, whose tax mailing address is **165 GREENBRIAR PLACE, CHELSEA, AL 35043**, the following real property:

LOT 28, ACCORDING TO THE SURVEY OF WYNLAKE SUBDIVISION, PHASE II, AS RECORDED IN MAP BOOK 20, PAGES 12 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. PARCEL ID NUMBER: 23-5-22-0-006-028.000

Property Address is: 421 WYNLAKE LANE, ALABASTER, AL 35007

BEING THE SAME PROPERTY TRANSFERRED FROM PENNYMAC LOAN SERVICES, LLC TO PENNYMAC LOAN SERVICES, LLC BY FORECLOSURE DEED RECORDED ON 1/17/2019 AS INSTRUMENT NO. 20190117000019450.

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 Dec 17, 2020

PENNYMAC LOAN SERVICES, LLC

By: [Signature]
Print Name: Francisco Guadiana
Title: Authorized Representative

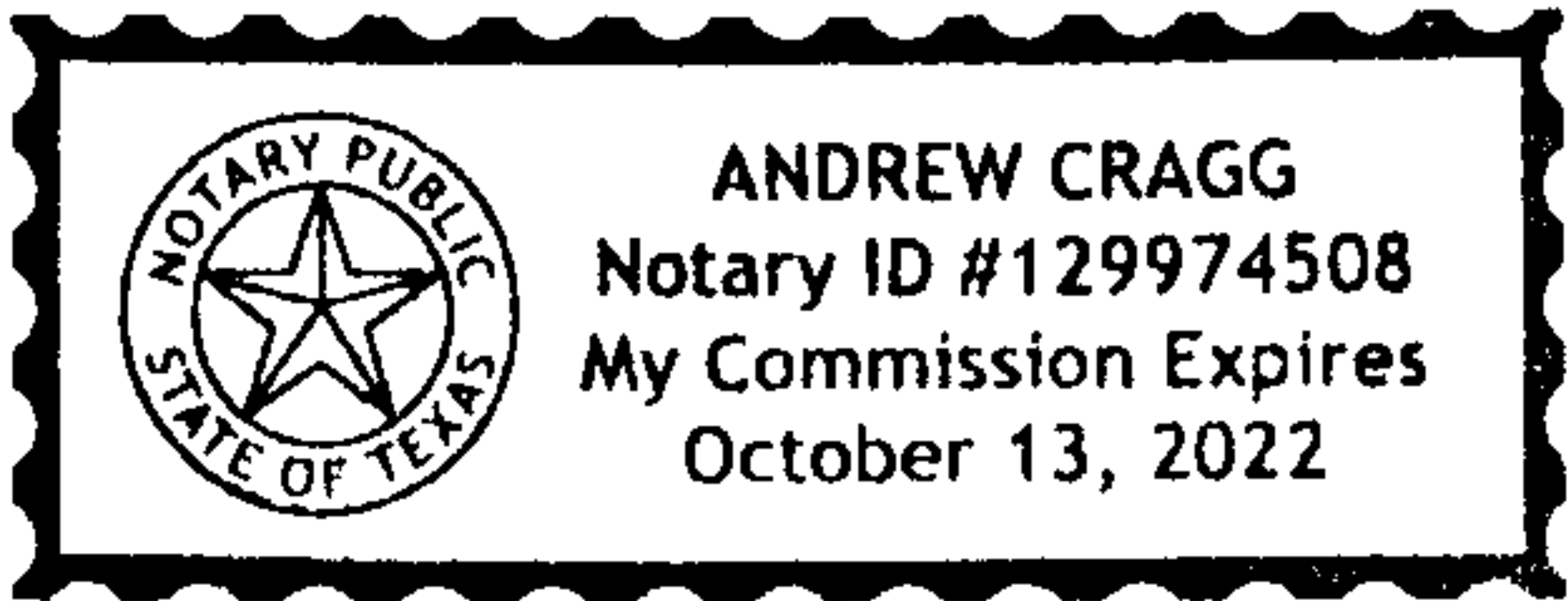
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Texas
County of Tarrant

On 12/17/20 before me, Andrew Cragg, a Notary Public (insert Name of Notary Public and Title, personally appeared Francisco Guadiana its Authorized Representative on behalf of **PENNYMAC LOAN SERVICES, LLC** 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 or capacities, 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~~ Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature]
(SIGNATURE OF NOTARY)



Real Estate Sales Validation Form

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

Grantor's Name	PENNYMAC LOAN SERVICES, LLC	Grantee's Name	MATTHEW WAYNE NICHOLS
Mailing Address	3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361	Mailing Address	165 GREENBRIAR PLACE, CHELSEA, AL 35043
Property Address	421 WYNLAKE LANE, Alabaster, AL 35007	Date of Sale	12/17/2020
		Total Purchase Price	232,500.00
		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.

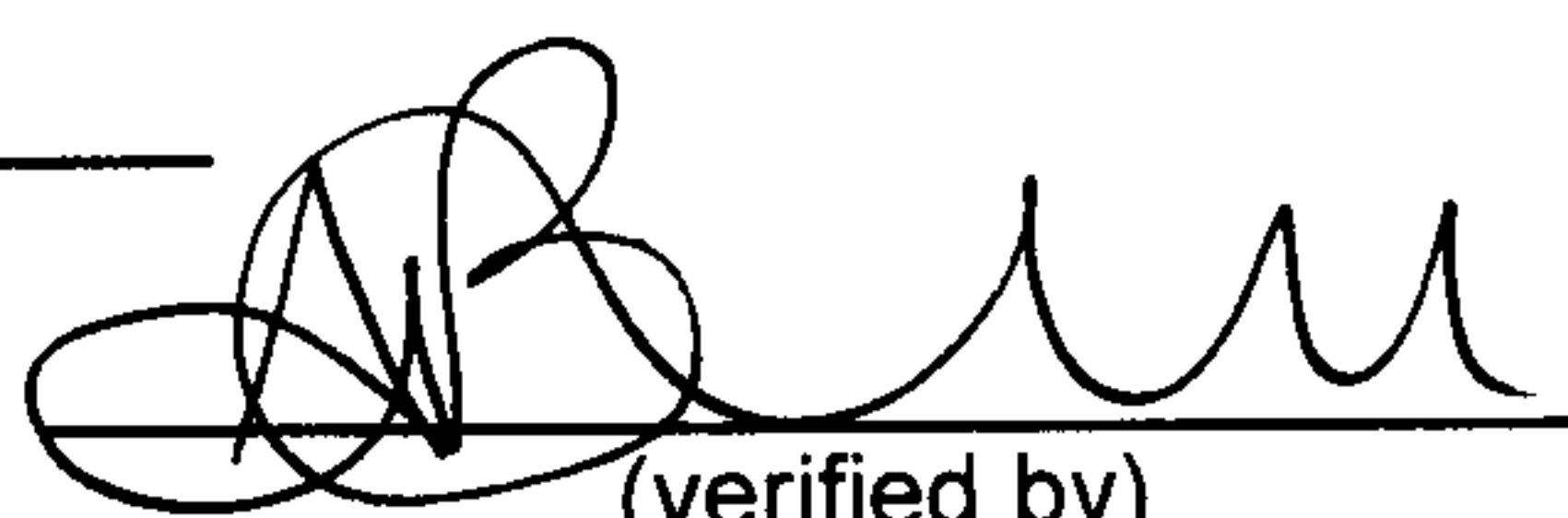
Date of Sale - the date on which interest to the property was conveyed.

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.

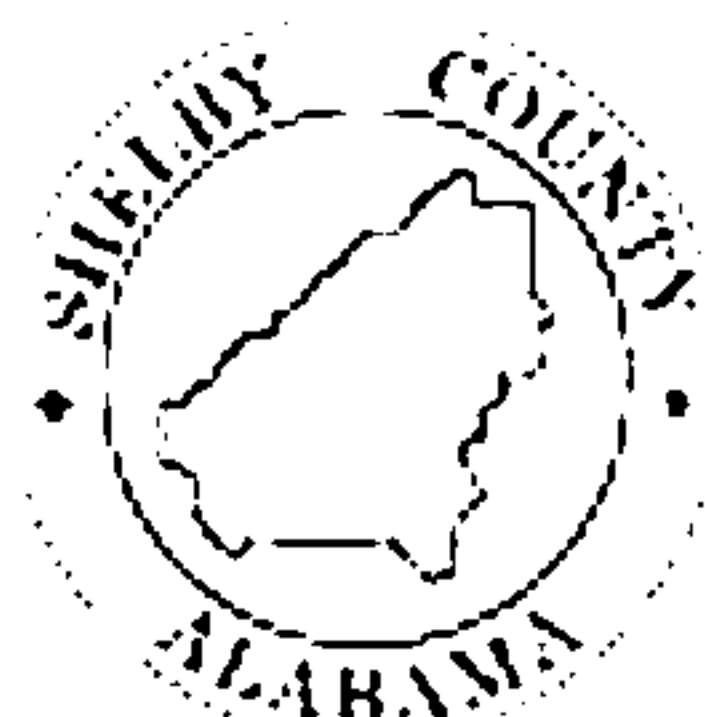
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	01/19/2021	Print	JENNIFER DURKOS
Unattested		Sign	
	(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
01/20/2021 08:06:01 AM
\$263.50 CHERRY
20210120000029780

Allen S. Bayl