

Prepared by:  
Erika Rice  
Title clearing & Escrow, LLC  
6102 S. Memorial Dr.  
Tulsa, OK 74133

SOURCE OF TITLE: Instrument #: 20191219000471900

## **SPECIAL WARRANTY DEED**

**This deed is executed to replace a deed which was delivered on January 22, 2021, and subsequently lost in transit. The intended date of conveyance is January 22, 2021.**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS THAT:**

TCEL-19334-AL

FOR VALUABLE CONSIDERATION OF SIXTY FOUR THOUSAND AND 00/100 (\$64,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NYMT Loan Trust I**, hereinafter referred to as "Grantor", with an address of **90 Park Avenue, 23<sup>rd</sup> Floor New York, New York 10016**, do hereby grant, bargain, sell, convey and confirm unto **Alejandro Humberto Villalobos**, hereinafter "Grantees", with an address of **1494 Butler Road, Alabaster, AL 35007**, the following lands and property, together with all improvements located thereon, lying in the **City of Calera, County of Shelby, State of Alabama**, to-wit:

**See attached Exhibit "A"**

also known by street and number: 344 Seale Road, Calera, AL 35040  
Parcel ID # 34-2-10-0-000-007-005

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any and the following:

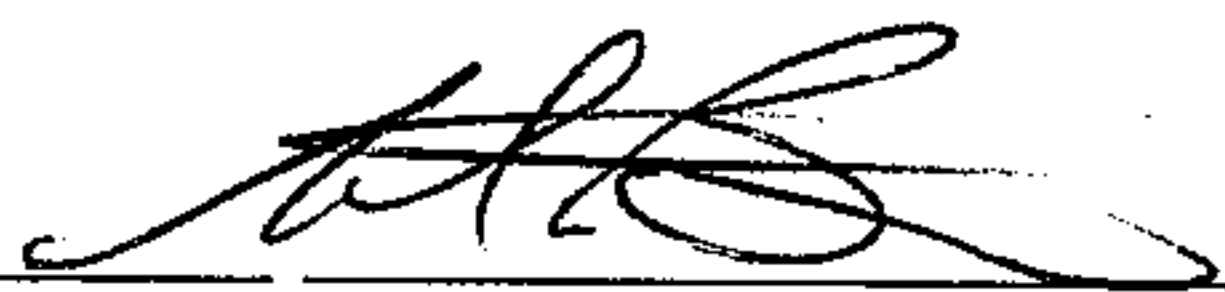
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of proposed insured acquires, for value of record, the estate or interest or mortgage thereon covered by this commitment.
- Rights or claims of parties in possession not shown by the public record.
- Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would

DECEMBER

WITNESS Grantor's hand this 2<sup>ND</sup> day of November, 2021.

**NYMT Loan Trust I,**

By: Fay Servicing, LLC, as Attorney-in-Fact

By: 

Name: Michael Brooks


Title: REO Closing Coordinator

**POA recorded concurrently herewith**

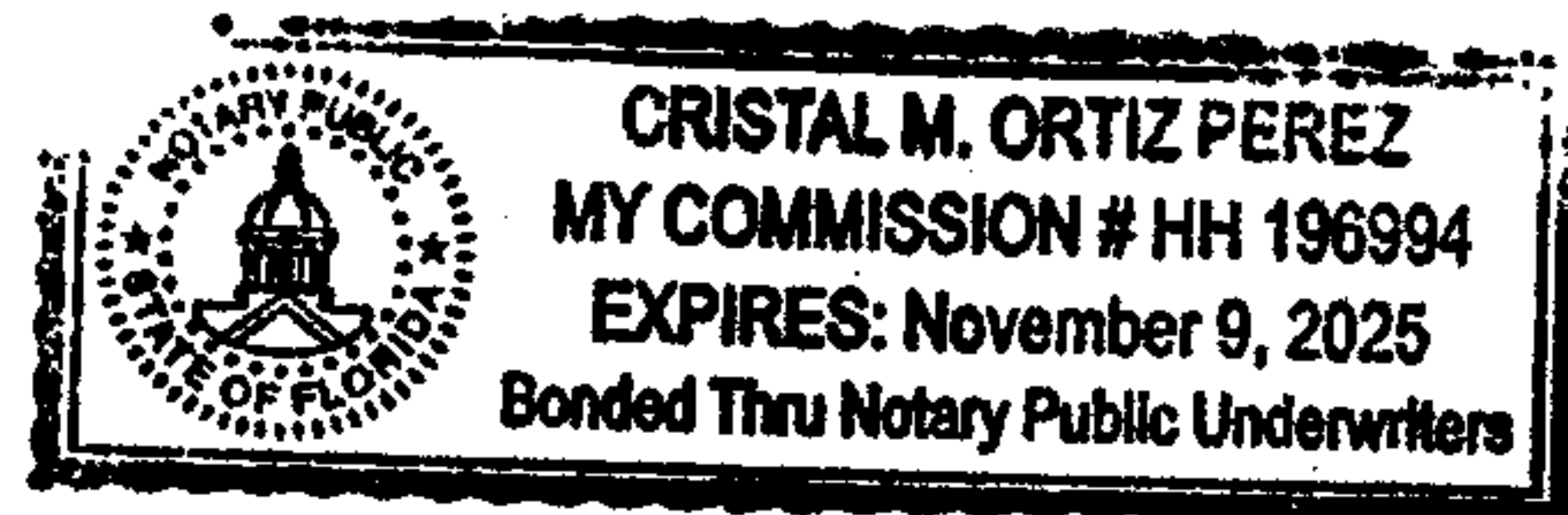
STATE OF FLORIDA )  
 ) SS.  
COUNTY OF HILLSBOROUGH )

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 2<sup>ND</sup> day of ~~December~~ December 2021, before me by means of  physical presence or  online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free voluntary act and deed of said **NYMT Loan Trust I, By Fay Servicing LLC, Attorney-in-Fact**, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

  
Notary Public

My Commission Expires: 11/9/25



**After Recording Return to:**  
Title Clearing & Escrow, LLC  
6102 S. Memorial Dr  
Tulsa, OK 74133

- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
- Any claims of adverse possession or prescriptive easement.
- Covenants, Conditions, Easements and Restrictions, if any, including but not limited to any cited in this commitment/policy but omitting any reference to race, color, religion, sex, handicap, familial status, or national origin.
- Lands lie within various county special assessment districts and municipal taxing districts and are subject to liens for any unpaid special assessments by virtue of the ordinances and resolutions creating these districts. The special assessments are payable with the ad valorem taxes.
- Covenants, conditions, restrictions, easements and reservations or leases of minerals or mineral rights, if any, appearing of public record.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee(s), and unto the heirs, administrators, successors or assigns of the Grantee's forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject property. This limited warranty is binding upon the Grantee, its successors and assigns.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Grantee(s) assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

**EXHIBIT "A"**

TCEL-19334-AL

This is a Metes and Bounds Property Description of Lot 1 of Rancho Dororea:

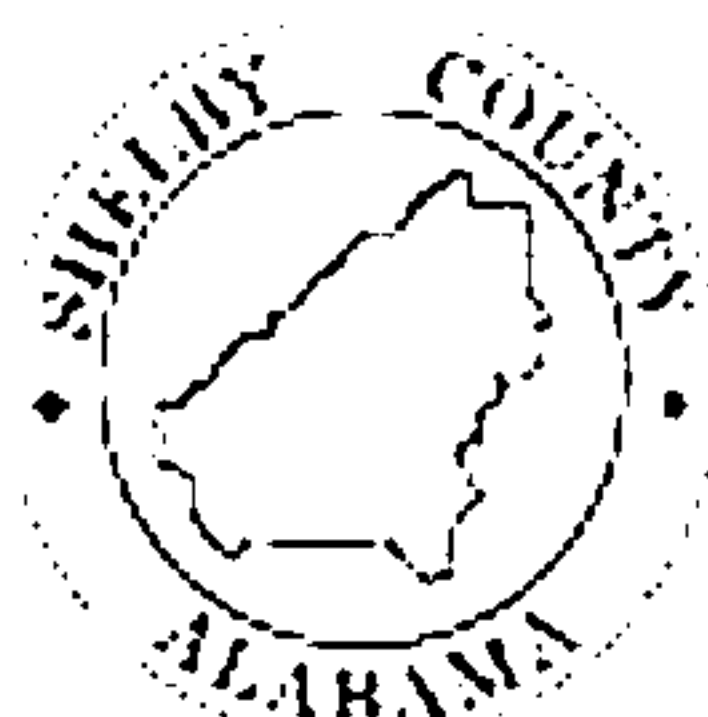
Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 14 East; thence South 88 degrees 28 minutes 24 seconds East and along the North line of said 1/4-1/4 a distance of 681.96 feet to the Westerly right-of-way of Seale Road; thence South 6 degrees 25 minutes 58 seconds West a distance of 32.97 feet to the beginning of a curve to the left having a radius of 170.00 feet and subtended by a chord bearing South 01 degrees 03 minutes 52 seconds East 44.36 feet; thence Southerly along the arc of said curve and said right-of-way a distance of 44.49 feet to the end of said curve and the beginning of the centerline of an ingress/egress easement, said centerline also being the property line; thence North 72 degrees 22 minutes 25 seconds West and leaving said right-of-way and along said centerline a distance of 108.21 feet; thence South 88 degrees 4 minutes 33 seconds West a distance of 61.81 feet; thence South 54 degrees 1 minute 30 seconds West a distance of 39.13 feet; thence South 39 degrees 37 minutes 49 seconds West a distance of 232.76 feet to the end of said centerline and said easement; thence North 72 degrees 31 minutes 39 seconds West a distance of 356.35 feet to the Westerly line of said 1/4-1/4 section; thence Northerly and along said 1/4-1/4 a distance of 259.79 feet to the Point of Beginning.

This record map was recorded in June of 2002 and upon recordation the following became the legal description for Dorothy Busby's parcel:

Lot 1, Final Plat of Rancho Dororea, as recorded in Map Book 29 Page 141 in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 344 Seale Road Calera, AL 35040

Parcel: 34-2-10-0-000-007.005



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/06/2021 08:02:00 AM**  
**\$95.00 CHERRY**  
**20211206000579210**

*Allie S. Boyd*