

20220126000036950  
01/26/2022 03:13:02 PM  
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (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:

SOUTH OAK TITLE, LLC

2870 OLD ROCKY RIDGE RD, STE 160

BIRMINGHAM, AL 35243

File No. 2024381

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09 3 06 0 001 001.037**

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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 \$366,555.00 (Three Hundred Sixty Six Thousand Five Hundred Fifty Five Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **WCB REALTY COMPANY LLC**, hereinafter grantee, whose tax mailing address is **9000 PARKWAY EAST, SUITE 101, BIRMINGHAM, AL 35206**, the following real property:

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

Prior instrument reference: **20211208000584420** recorded on **12/08/2021**

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.

.Executed by the undersigned on Dec 22, 2021:

  
**FREEDOM MORTGAGE CORPORATION**

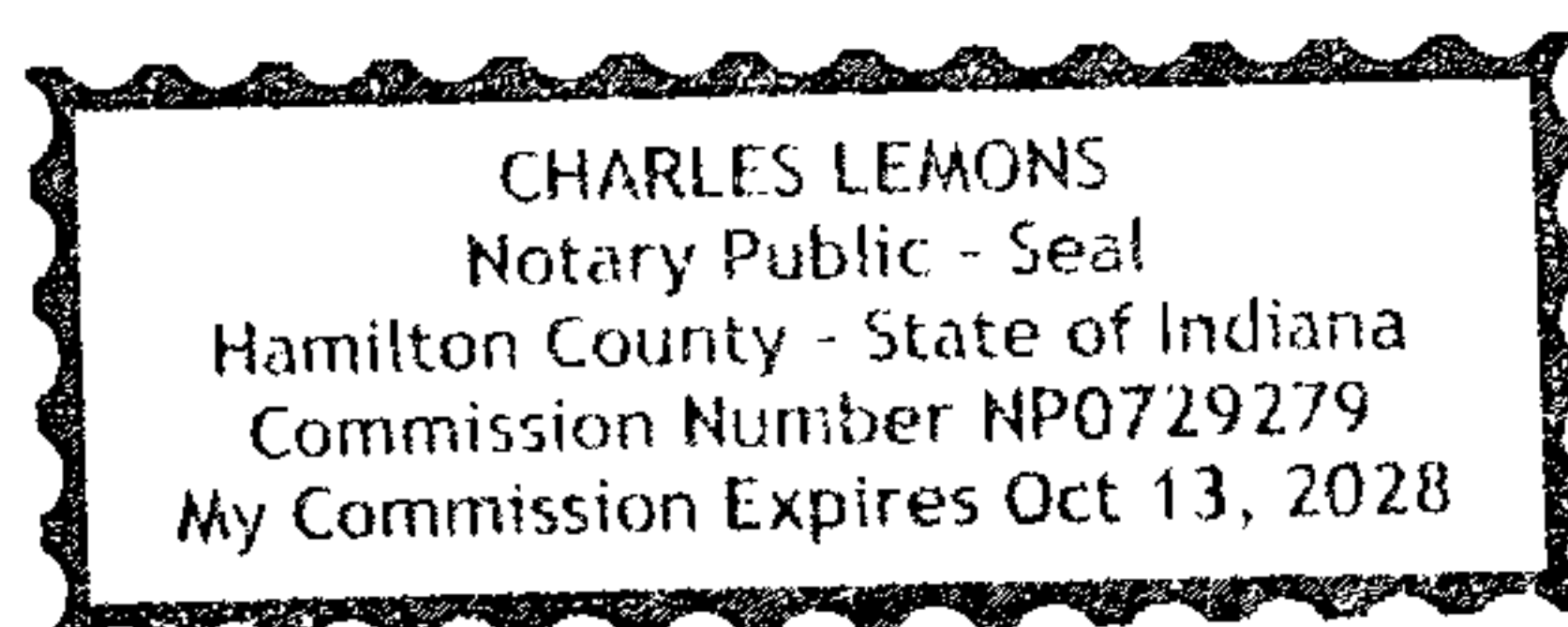
By: Michael Knaack

Its: FCL 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 Knaack its FCL 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 FCL 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 22<sup>nd</sup> day of December, 20 21



  
Notary Public

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**Lot 63, according to the survey of Meadow Brook, Second Sector First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.**

**\$293,244.00 of the above mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith.**

**PROPERTY ADDRESS: 4967 MEADOW BROOK RD, BIRMINGHAM AL 35242**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/26/2022 03:13:02 PM  
 \$104.50 CHERRY  
 20220126000036950

*Allen S. Bayl*

### 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	WCB REALTY COMPANY LLC
Mailing Address	907 PLEASANT VALLEY AVE., SUITE 3 MOUNT LAUREL, NJ 08054	Mailing Address	9000 PARKWAY EAST, SUITE 101 BIRMINGHAM, AL 35206
Property Address	4967 MEADOW BROOK RD., BIRMINGHAM, AL 35242	Date of Sale	
		Total Purchase Price	366,555.00
		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 12-22-2021

Print

*Michael K. Kneek* Full Supervisor

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1