

20220224000077680
02/24/2022 08:08:06 AM
QCDEED 1/5

Send tax notice to:
PennyMac Loan Services, LLC
3043 Townsgate Road, Suite 200, Westlake Village, CA 91361

Prepared by:
George Vaughn, Esquire*
c/o Betters Law Firm PLLC
800 Town and Country Blvd, Ste 500
Houston, TX 77024
(713) 360-6290

Return to:
Betters Law Firm PLLC
800 Town & Country Boulevard, Suite 500, Houston, Texas 77024

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF Shelby**

*****Exempt from Withholding Tax per AL Code §40-18-86 (d)(3)*****

Dated: 22nd day of February, 2022.

THIS INDENTURE WITNESSETH, The Secretary of Veterans Affairs, an officer of the United States of America, whose address is Department of Veterans Affairs, Loan Guaranty Service 3401 West End Avenue, Suite 760W, Nashville, TN 37203, ("Grantor") QUITCLAIMS to PennyMac Loan Services, LLC, whose address is 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361 ("Grantee"), for One Dollar and 00/100 (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Shelby County, Alabama:

LOT 402, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 05/21/2020 at Instrument Number 20200521000204170 in the records of Shelby County, Alabama.

Commonly known as 174 Savannah Lane, Calera, AL 35040. This address is provided for informational purposes only.

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

[Signature Page Follows]

REO 154711

THE SECRETARY OF VETERANS AFFAIRS

An Officer of the United States of America

By: Michelle Murphy
Michelle Murphy ATP

By the Secretary's duly authorized property
management contractor, Vendor Resource
Management, pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f)

ACKNOWLEDGMENT

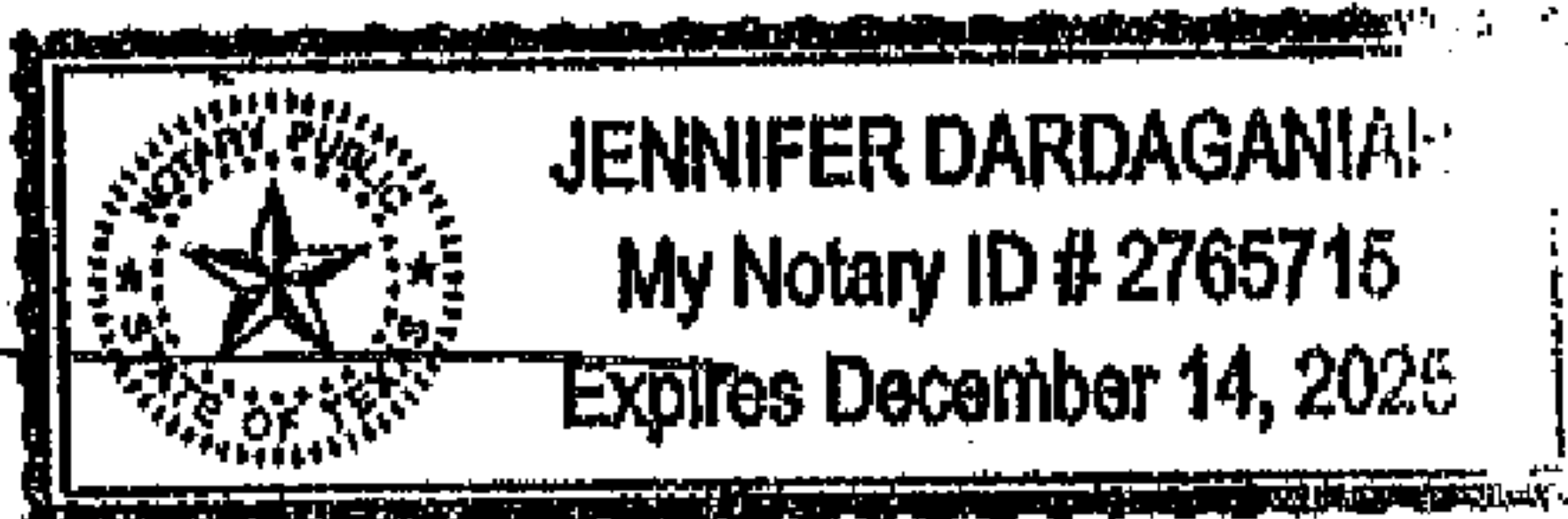
STATE OF TEXAS)

COUNTY OF DENTON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michelle Murphy ATP, on behalf of Vendor Resource Management who is the Secretary's duly authorized property Management contractor pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) to me known, and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 22nd day of February, 2022.

Jennifer Dardaganian
Notary Public



Notary Public Name (Printed)

My Commission Expires: _____

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: : Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterlawfirm.com, 713-360-6290

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 10-22-1

Grantor's Name: The Secretary of Veterans Affairs
 Mailing Address: 3401 West End Avenue, Suite 760W,
 Nashville, TN 37203
 Property Address: 174 Savannah Lane, Calera, AL 35040

Grantee's Name: PennyMac Loan Services, LLC
 Mailing Address: 3043 Townsgate Road, Suite 200,
 Westlake Village, Ca 91361
 Date of Sale: _____
 Total Purchase Price \$1.00
 or
 Actual Value \$_____
 or
 Assessor's Market Value \$182,368.51

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 Statement

This is a Reconveyance from the VA to the Servicer. There is
 no consideration, no contract, no appraisal, and no bill of
 sale.

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: _____ 2022

Unattested _____

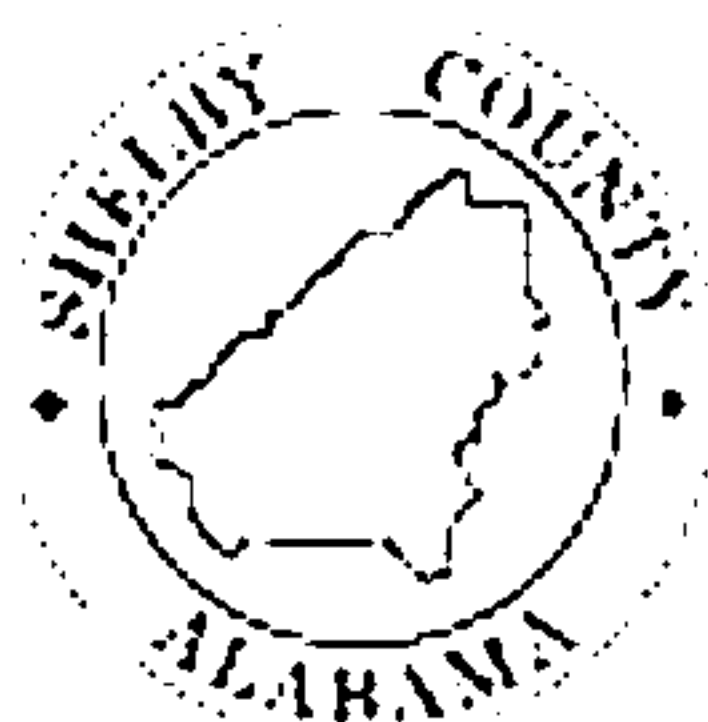
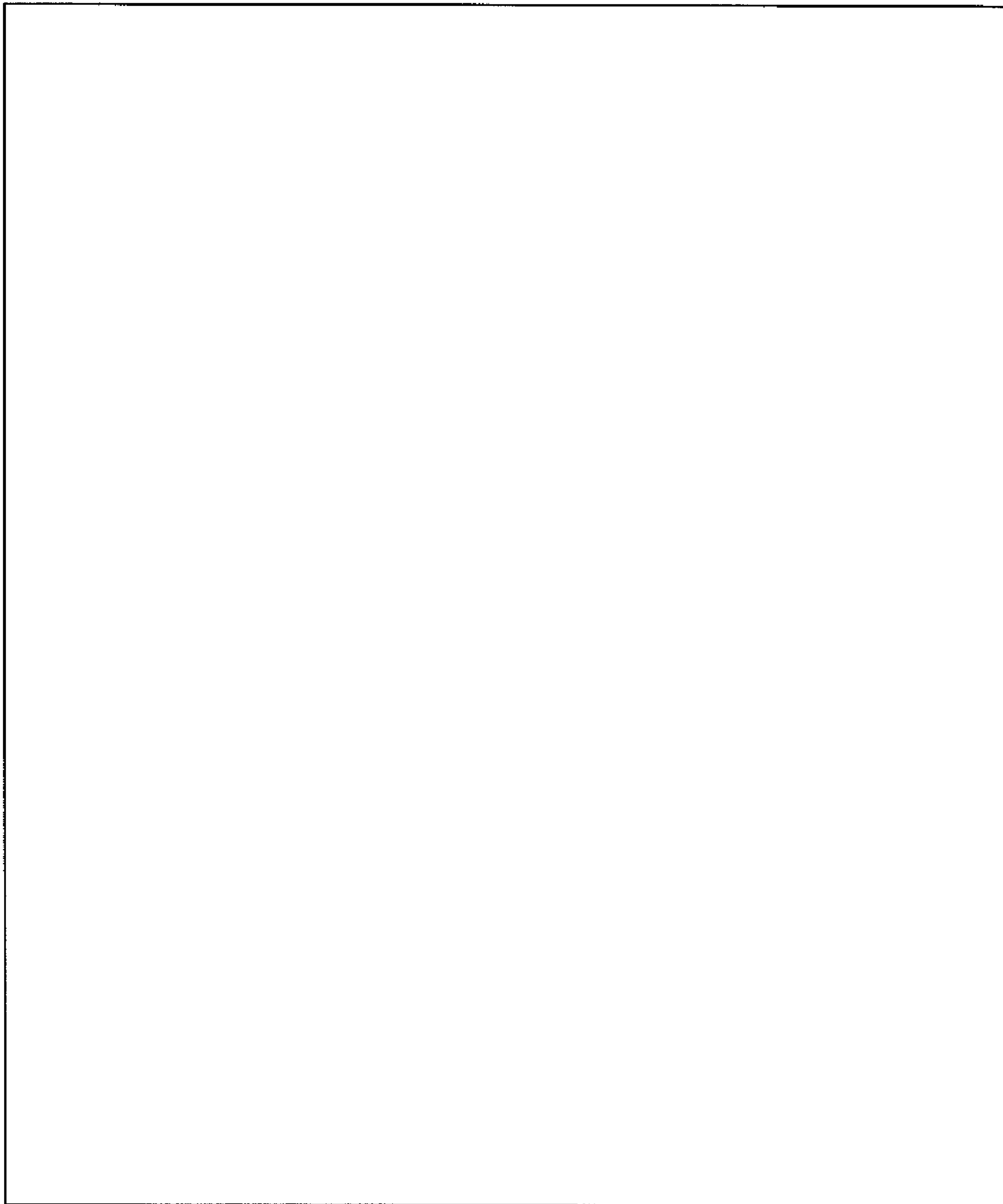


Grantor's Attorney
 Nicole R. Betters

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Tax Calculation

The tax is \$0.50 per every \$500.00 of the assessed or actual value. The actual value is \$182,368.51. The tax will be \$182.37.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2022 08:08:06 AM
\$35.00 BRITTANI
20220224000077680

Allen S. Bayl