

20220512000195360  
05/12/2022 12:11:44 PM  
DEEDS 1/4

After Recording Return To:

This instrument was prepared by:  
Jeff W. Parmer  
Law Office of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

Send Tax Notice:  
IMAX Marketing, LLC  
120 Summit Parkway, Suite 108  
Homewood, AL 35209

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, Made on the 5<sup>th</sup> day of May 2022 by and between **Reverse Mortgage Funding LLC** (hereinafter referred to as "Grantor") for valuable consideration **One Hundred Thirty Three Thousand and 00/100 Dollars (\$133,000.00)**, received to its full satisfaction from **Imax Marketing, LLC** (hereinafter referred to as "Grantee) does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING SAME PREMISES conveyed to Grantor via Deed recorded herewith.

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

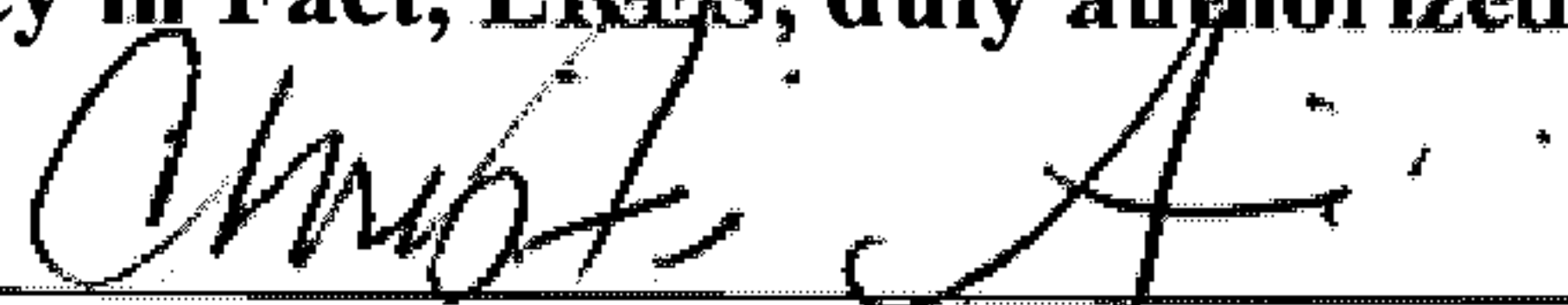
AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.


Commonly known as: 1226 Thompson Rd • Alabaster, AL • 35007

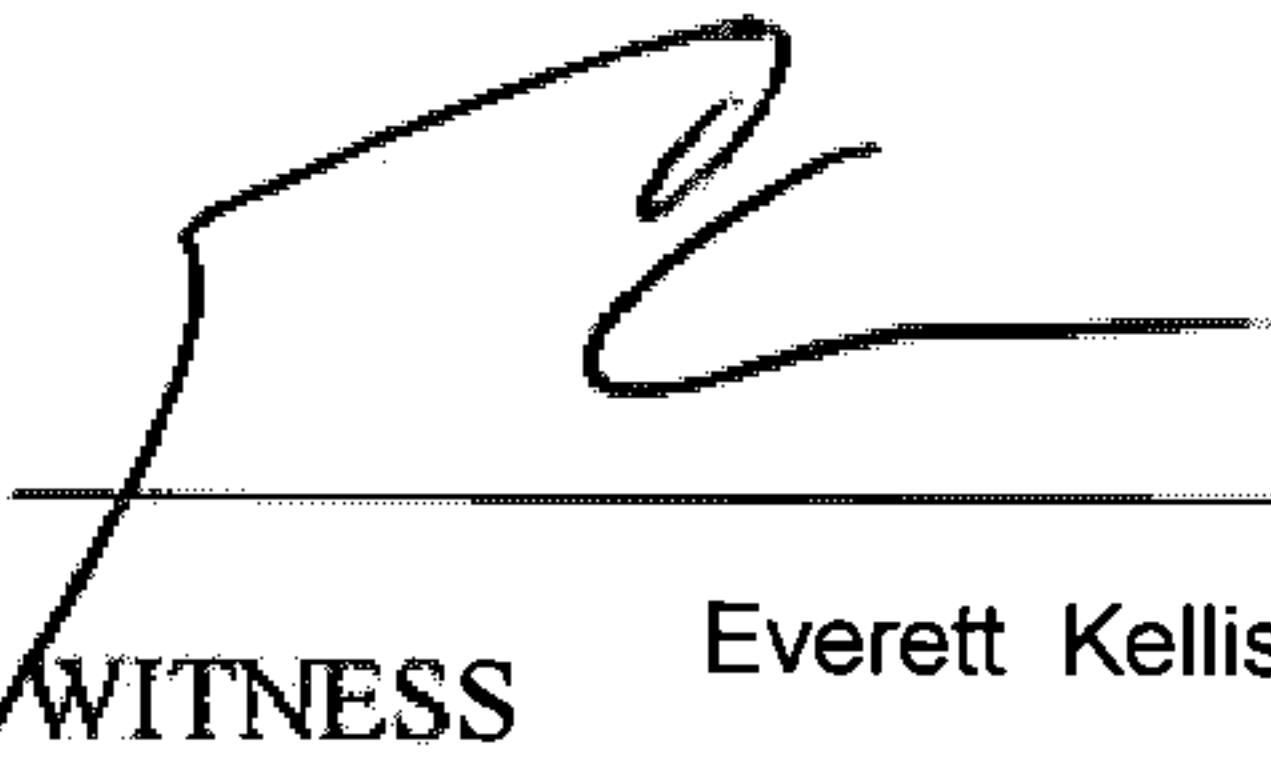
This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

**Reverse Mortgage Funding LLC by  
Compu-link Corporation dba Celinek as  
Attorney in Fact, LRES, duly authorized**

By:   
Christina Avina

Its: Closing Coordinator

  
WITNESS Hazel Encio

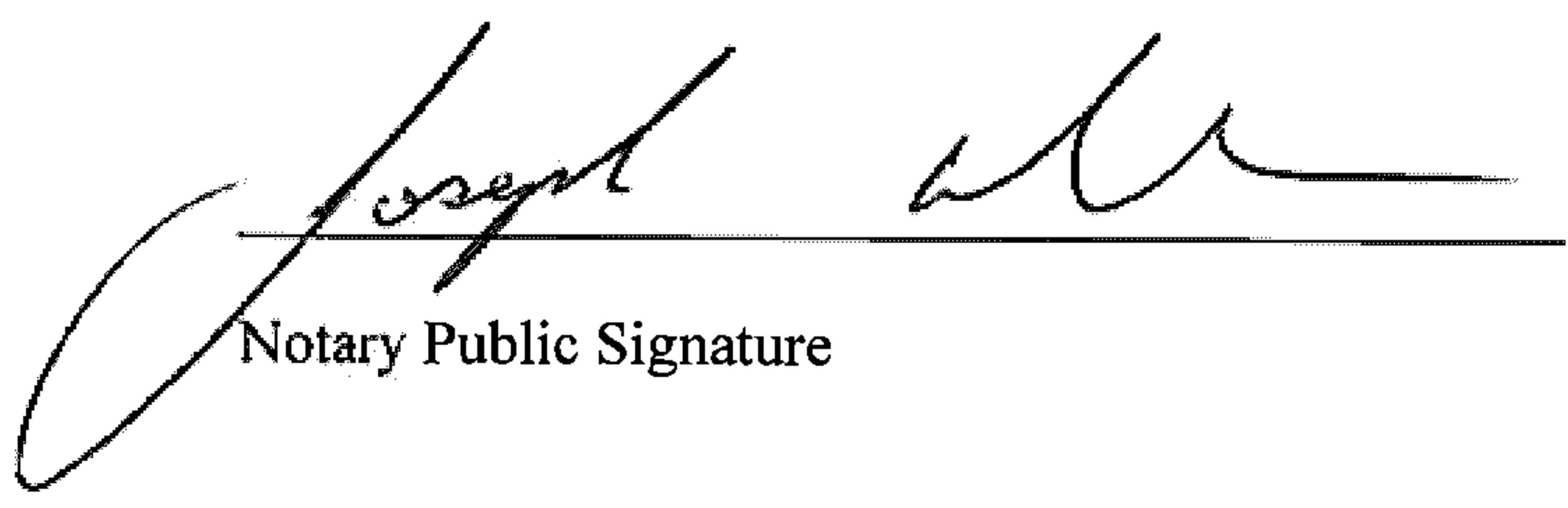
  
WITNESS Everett Kellis

STATE OF California }  
COUNTY OF Orange }

Before me, the undersigned authority, on this day appeared Christina Avina,

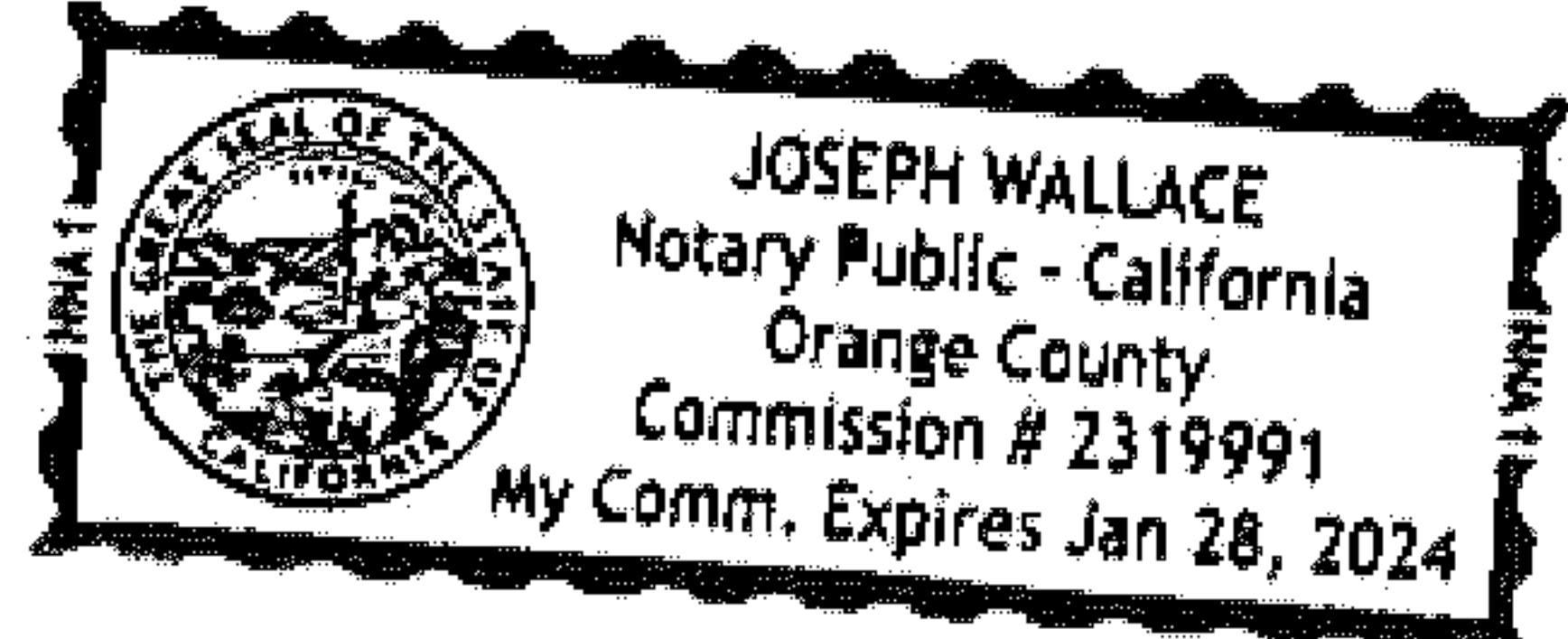
Closing Coordinator of Compu-link Corporation dba Celinek as Attorney in Fact, LRES, duly authorized for Reverse Mortgage Funding LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act of said corporation.

Given under my hand and seal of office on this 5th day of May, 2022

  
Notary Public Signature

Joseph Wallace  
Notary Public Printed Name

My commission expires: Jan 28, 2024



**Schedule A**

**Lot 3, Block 3, according to the Survey of Southwind, First Sector, as recorded in Map Book 6,  
Page 72, in the Probate Office of Shelby County, Alabama.**

Real Estate Sales Validation Form

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

Grantor's Name Reverse Mortgage Funding, LLC
Mailing Address 3900 Capital City Boulevard
Lansing, MI 48906

Grantee's Name IMAX Marketing, LLC
Mailing Address 120 Summit Parkway
Suite 108
Homewood, AL 35209

Property Address 1226 Thompson Road
Alabaster, AL 35007

Date of Sale May 11, 2022
Total Purchase Price \$133,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$32.00 JOANN
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The purchase price or actual value claim Allen S. Boyl can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Appraisal
Other:
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 5-5-2022 Print Jeff W. Parmer

Unattested (verified by)

Sign Jeff W. Parmer (Grantor/Grantee/ Owner/Agent) circle one