

Prepared by: Stuart Gordan McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 47 3rd Avenue Shelby, AL 35143
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SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$89,900.00)** and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **NewRez LLC dba Shellpoint Mortgage Servicing** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Regina Gail Adkins Hutchinson** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lots 4 and 7, Block 4, according to Pine Grove Camp, according to the survey of said subdivision recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama, being situate in Southeast 1/4 of Southeast 1/4 of Section 12, Township 24 North, Range 15 East, situated in Shelby County, Alabama. ALSO the North Half of Lots 3 and 8, Block 4, the South Half of Lot 6, Block 4, all according to Pine Grove Camp.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.


THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 03/28/2022 IN INSTRUMENT # 20220328000125720, PROBATE COURT OF SHELBY COUNTY, ALABAMA.


Documentary Evidence - Settlement Statement

Property Address: 47 3rd Avenue, Shelby, AL 35143
File#: AL220667

IN WITNESS WHEREOF, NewRez LLC dba Shellpoint Mortgage Servicing who is authorized to execute this conveyance, has hereto set its signature and seal, on this 29 day of June, 2022.

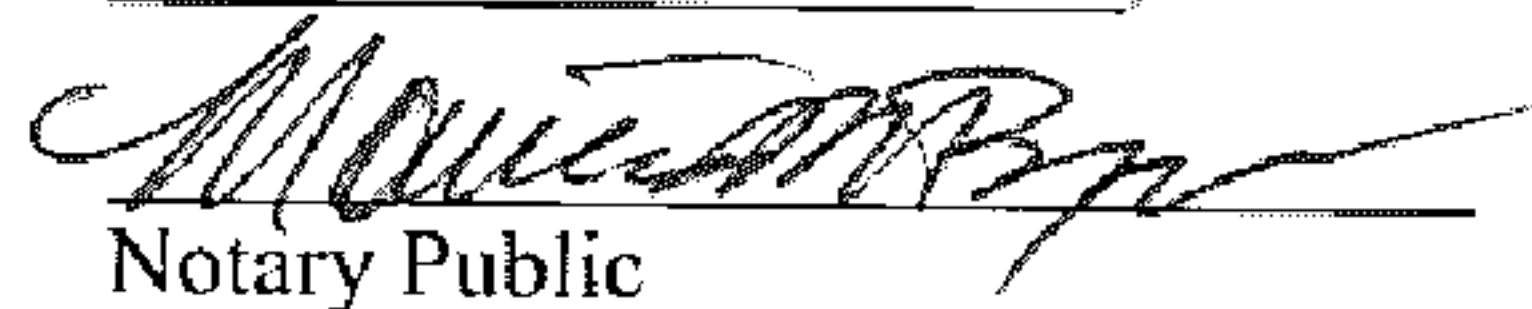
NewRez LLC dba Shellpoint Mortgage Servicing

X By:  (SEAL)
Name: **Chris McCormick**
Title: **Authorized signer**

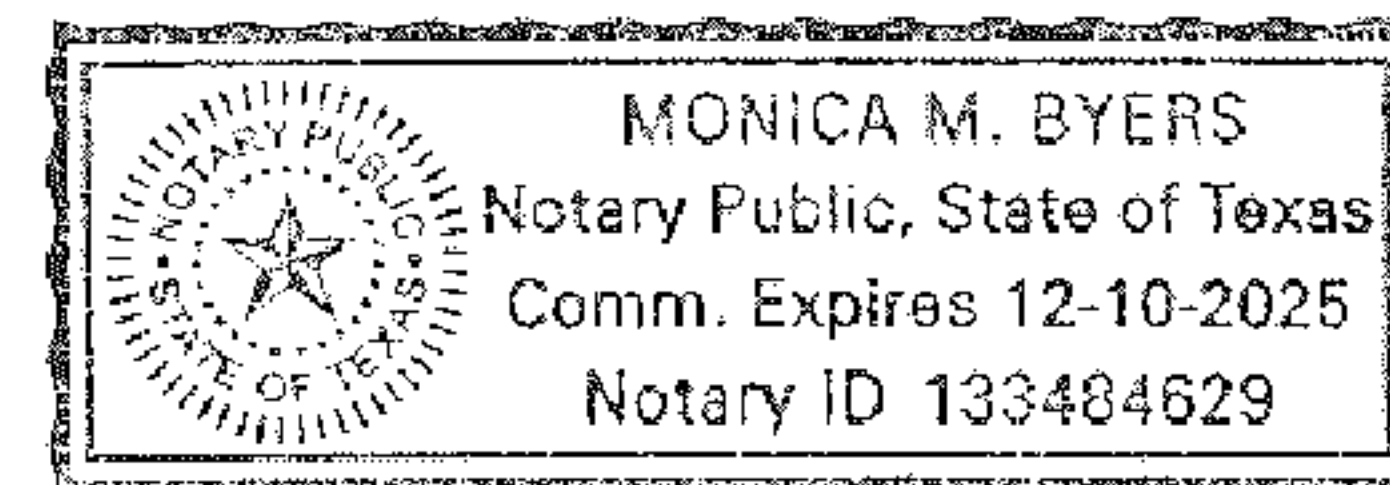
Attested:  (SEAL)
Name: **Joe Jaret**
Title: **Asset Mgr**

State of **Tx**
County of **Harris**

I, **Monica M Byers** the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that **Chris McCormick** whose name as **authorized signer** NewRez LLC dba Shellpoint Mortgage Servicing, is signed to the foregoing conveyance, and who is known to me or has produced _____ as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date
GIVEN UNDER MY HAND AND OFFICIAL SEAL this the **29th** day of **June**, 2022.


Notary Public

My Commission expires: **12-10-25**



Grantors' Address:
55 Beattie Place Suite 110
Greenville, SC 29601

Grantee's Address:
203 CALDWELL ST
CAMDEN, AL 36726

This instrument prepared by:
McCalla Raymer Leibert Pierce, LLC
Closing Department
1544 Old Alabama Road
Roswell, GA 30076

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name NewRez LLC dba Shellpoint
Mortgage ServicingMailing Address 55 Beattie Place Suite 110
Greenville, SC 29601Property Address 47 3rd Avenue
Shelby, AL 35143Grantee's Name Regina Gail Adkins HutchinsonMailing Address 203 CALDWELL ST
CAMDEN, AL 36726Date of Sale 07/15/2022
Total Purchase Price \$89,900.00

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
07/15/2022 11:48:32 AM
\$118.00 PAYGE
20220715000279860*Allen S. Bayl*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 _____

Print Sbishop_____
Unattested
(verified by)Sign Suzanne Bishop
(Grantor/Grantee/Owner/Agent) circle one