

20220819000326080
08/19/2022 09:24:35 AM
QCDEED 1/4

Commitment Number: 220241980
Seller's Loan Number: 7603303908

This instrument prepared by:

This instrument prepared by: George M. Vaughn, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:

Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618
(888) 699-5600

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-1-02-2-002-005.000

QUITCLAIM DEED

BKPL-EG HOLDING TRUST, whose mailing address is **7114 E. Stetson Dr., Suite 250, Scottsdale, AZ 85251**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **BKPL-EG HOLDING PROPERTIES, LLC**, hereinafter grantee, whose tax mailing address is **Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT PARCEL OF LAND IN THE CITY OF ALABASTER AS MORE FULLY DESCRIBED IN DEED BOOK 205 AT PAGE 473, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND BEING KNOWN AS PART OF LOT 5, BLOCK 1, NICKERSON'S SURVEY AND ADDITION ON HELENA ROAD AS RECORDED IN PLAT BOOK 3 AT PAGE 116 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY. MORE FULLY DESCRIBED AS: A PART OF LOT NO. 5, IN BLOCK NO. 1 OF NICKERSON'S SURVEY AND ADDITION ON HELENA ROAD ACCORDING TO THE SURVEY AND MAP RECORDED IN MAP BOOK 3, ON PAGE 116 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, WHICH SAID LOT IS DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NO. 5 AND RUN THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE HELENA ROAD FOR A DISTANCE

OF 100 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST SIDE OR LINE OF SAID LOT NO. 5 FOR A DISTANCE OF 300 FEET; RUN THENCE IN A WESTERLY DIRECTION AND PARALLEL WITH THE HELENA ROAD FOR A DISTANCE OF 100 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT NO. 5 A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF SAID HELENA ROAD AND BEING A PART OF THE NW 1/4 OF NW 1/4 OF SECTION 2, TOWNSHIP 21, RANGE 3 WEST IN SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY CONVEYED FROM GLEN D. NAISH, AN UNMARRIED MAN AND DANA NAISH, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE HUSBAND AND WIFE FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM TO GLEN D. NAISH, AN UNMARRIED MAN DATED 08/10/2007 AND RECORDED 09/18/2007 IN DEED INST # 20070918000437760 OF SHELBY COUNTY RECORDS. Parcel ID: 23-1-02-2-002-005.000

Property Address is: 903 1ST AVE W, ALABASTER, AL 35007

Being the same property transferred from BKPL-EG Holding Trust to BKPL-EG Holding Trust by Mortgage Foreclosure Deed recorded on 04/07/2022 as Instrument No. 20220407000144180.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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 June 29, 2022 :

BKPL-EG HOLDING TRUST, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

By: 

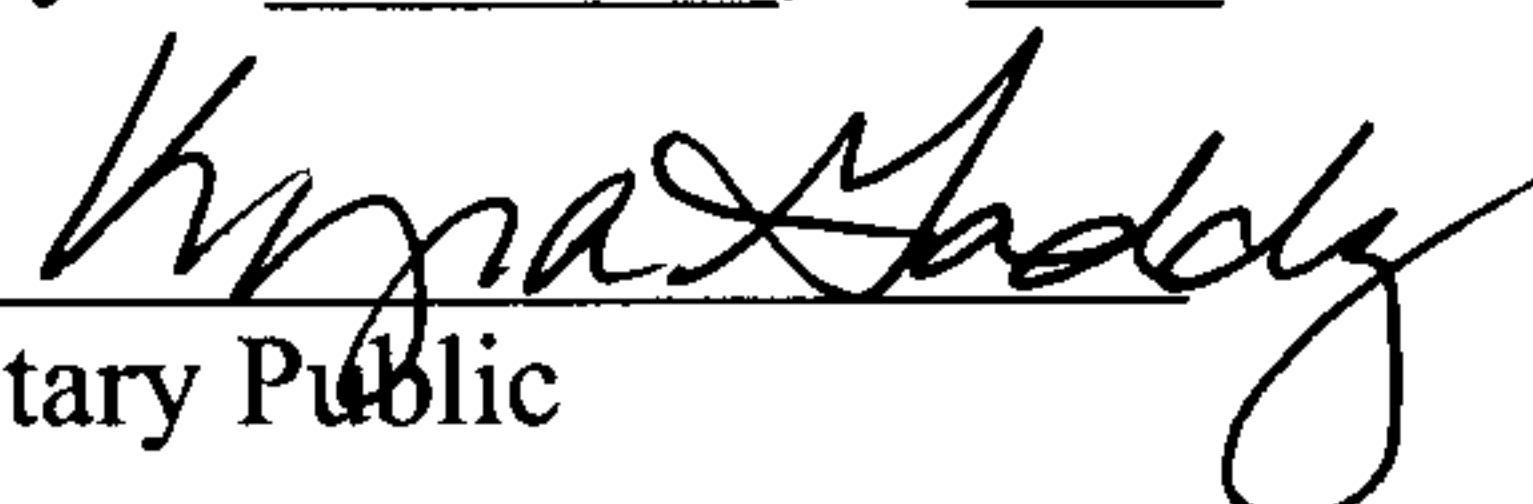
Name: Alexander Peters

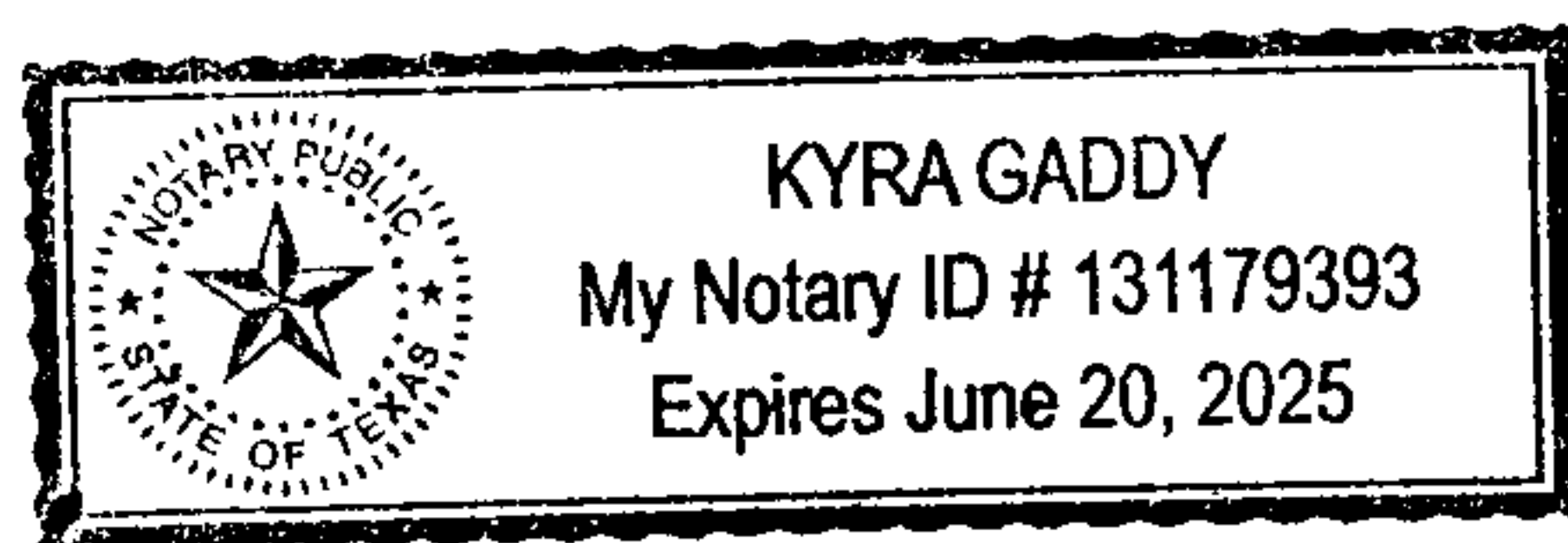
Its: Assistant Vice President
7603303908

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Alexander Peters its Assistant Vice President, on behalf of the Grantor **BKPL-EG HOLDING TRUST, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** 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 Assistant Vice President of AIF 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 29th day of June, 2022


Notary Public



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	BKPL-EG HOLDING TRUST	Grantee's Name	BKPL-EG HOLDING PROPERTIES, LLC
Mailing Address	7114 E. Stetson Dr., Suite 250, Scottsdale, AZ 85251	Mailing Address	15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618
Property Address	903 1ST AVE W, ALABASTER, AL 35007	Date of Sale	June 29, 2022
		Total Purchase Price	0.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 94,400.00

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	☐ Quit Claim Deed

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 June 29, 2022

Print Alexander Peters / Assistant Vice President
By Rushmore Loan Management Services, LLC as attorney in fact

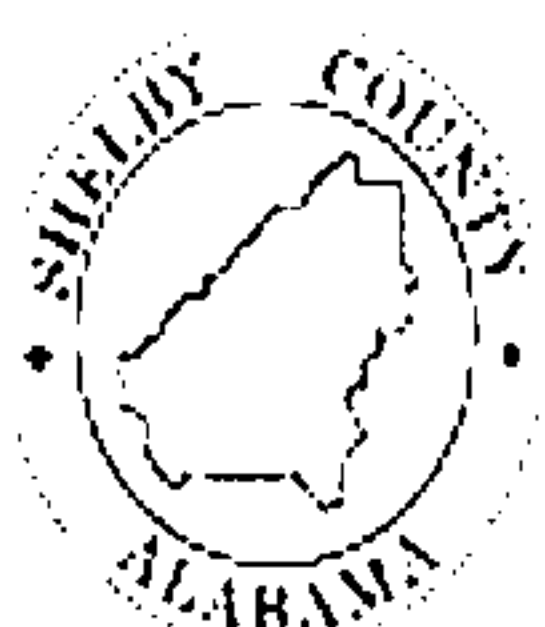
Unattested

(verified by)

Kyra Gaddy

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2022 09:24:35 AM
\$125.50 JOANN
20220819000326080

Allen S. Byrd