

20220819000326100
08/19/2022 09:24:37 AM
DEEDS 1/4

Commitment Number: 220241980
Seller's Loan Number: 7603303908

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

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

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

SPECIAL/LIMITED WARRANTY DEED

BKPL-EG HOLDING PROPERTIES, LLC, whose mailing address is **15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, hereinafter grantor, for \$135,350.00 (One Hundred Thirty-Five Thousand Three Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **REINEL BRITO** and **YOLANDA FERNANDEZ**, hereinafter grantees, whose tax mailing address is **903 1ST AVE W ALABASTER, AL 35007**, 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

Title was vested into BKPL-EG HOLDING PROPERTIES, LLC by Quitclaim Deed to be recorded herewith in the Shelby County, Alabama State records.

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.

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 grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on JULY 20th, 2022 :

BKPL-EG HOLDING PROPERTIES, LLC, by Rushmore Loan Management Services LLC, appointed as Attorney In Fact

By: 

Name: Alexander Peters

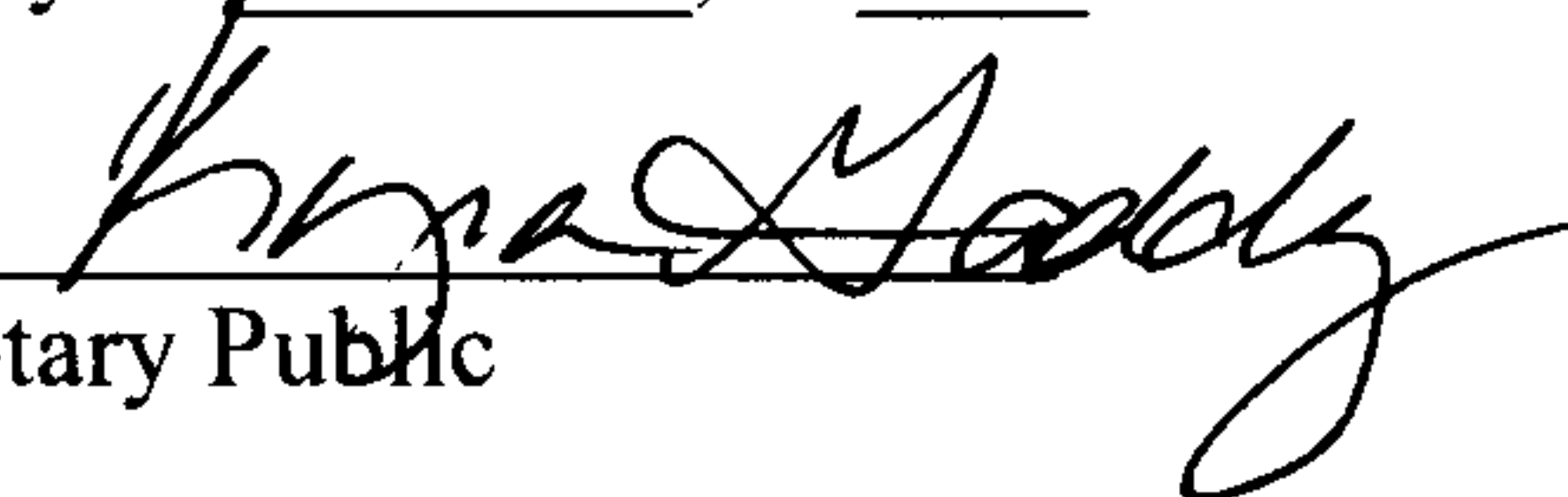
Its: Assistant Vice President

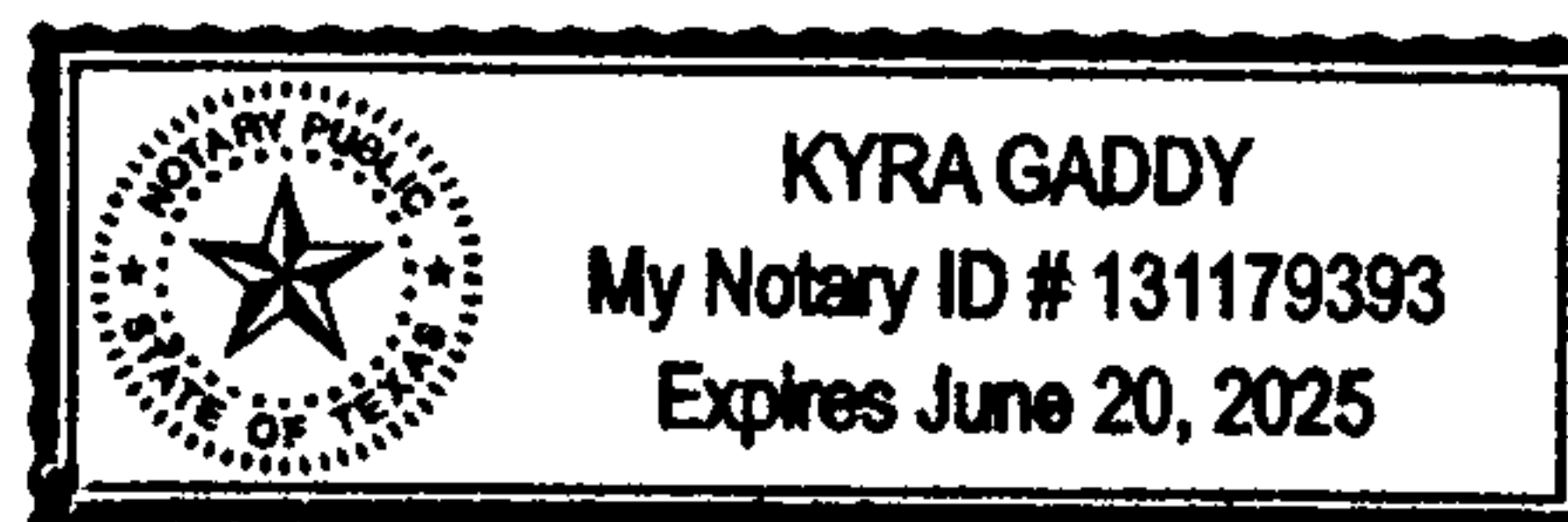
7603303908

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, AVP ~~its~~ of Attorney in Fact, on behalf of the Grantor **BKPL-EG HOLDING PROPERTIES, LLC, 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 AVP of AIF of Grantor 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 20th day of JULY, 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
PROPERTIES, LLC
 Mailing Address 15480 Laguna Canyon Road,
Suite 100, Irvine, CA 92618

Grantee's Name REINEL BRITO and YOLANDA
FERNANDEZ
 Mailing Address 903 1ST AVE W ALABASTER,
AL 35007

Property Address 903 1ST AVE. W, ALABASTER,
AL 35007

Date of Sale 7/20/22
 Total Purchase Price 135,350.00
 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 7/27/22
 Unattested [Signature]
 (verified by)

Print Kayla Rapko
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/19/2022 09:24:37 AM
 \$166.50 JOANN
 20220819000326100

Allen S. Bayl

Form RT-1