

20220907000349510  
09/07/2022 03:18:01 PM  
DEEDS 1/5

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

After Recording, Return To:  
JESSICA LOV PARSON  
140 KINGS CREST LANE  
PELHAM, AL 35124  
File No. 2198021

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**23 2 10 1 005 099.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**GUILD MORTGAGE COMPANY LLC**, hereinafter grantor, whose tax-mailing address is **P.O. BOX 85304, SAN DIEGO, CA 92186**, for \$105,000.00 (One Hundred Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **JESSICA LOV PARSON**, hereinafter grantee, whose tax mailing address is **140 KINGS CREST LANE, PELHAM, AL 35124**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **20220707000269600** recorded on **07/07/2022**

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 8-16, 2022

**GUILD MORTGAGE COMPANY LLC**

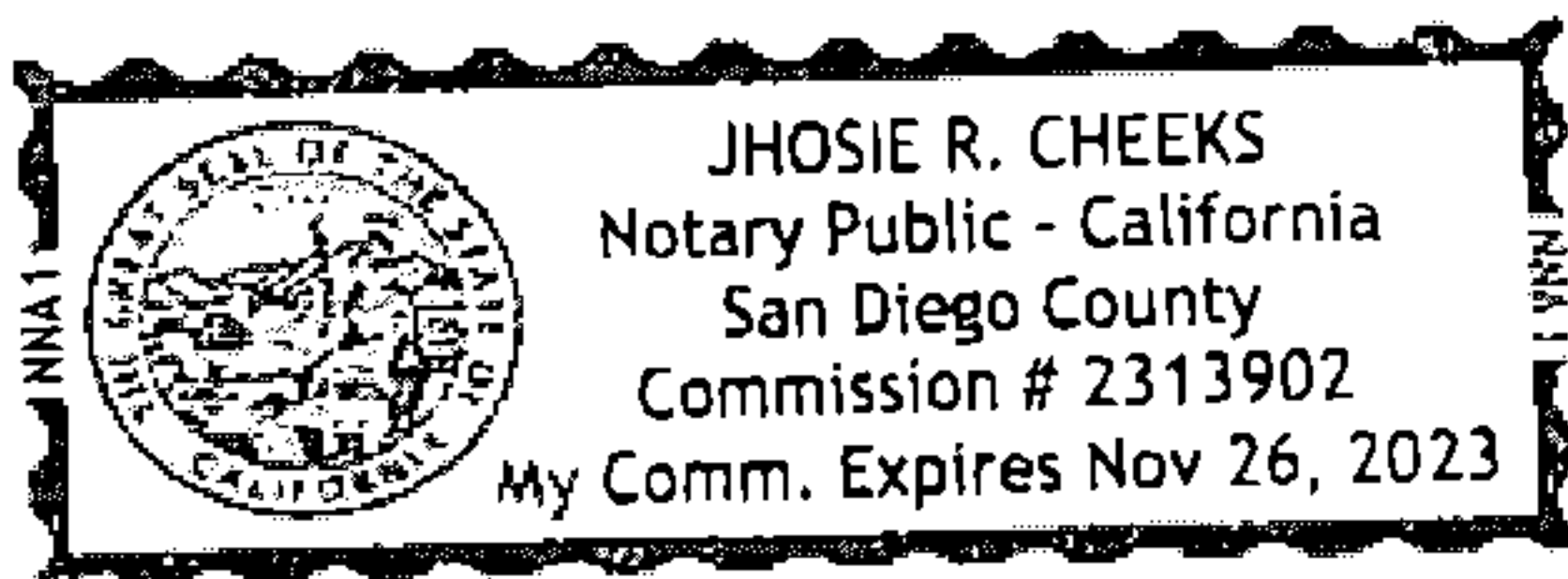
By: 

Its: Brian Orsino  
Assistant Secretary

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Brian Orsino the Assistant Secretary, on behalf of the Grantor **GUILD MORTGAGE COMPANY LLC** 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 Secretary 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 16<sup>th</sup> day of August, 2022



  
Notary Public

Jhosie R. Cheeks

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

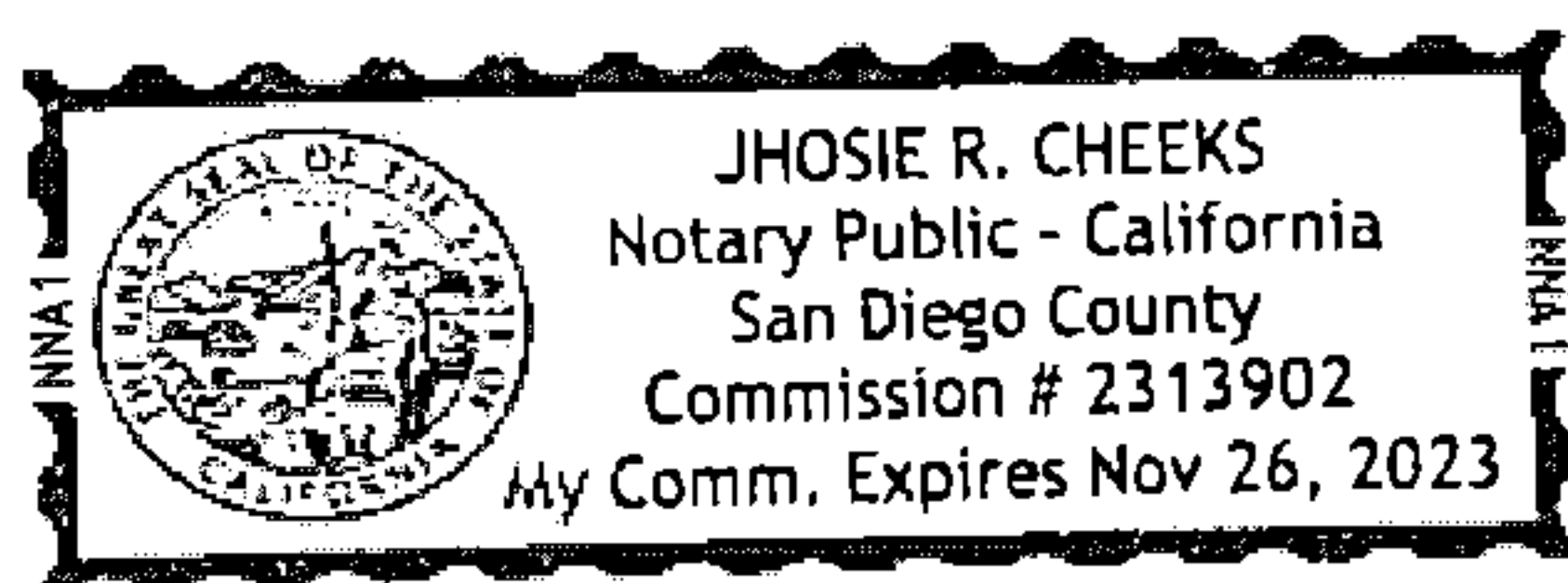
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of San Diego )  
 On AUG 16 2022 before me, Jhosie R. Cheeks,  
*Date Here Insert Name and Title of the Officer*  
 personally appeared Brian Orsino  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

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☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**Lot 99, according to a Resurvey of Lots 1 through 64 and 89 through 104 and A through C Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama.**

**PROPERTY ADDRESS: 1319 APPLGATE DR, ALABASTER, AL 35007**

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

Grantor's Name	GUILD MORTGAGE COMPANY LLC	Grantee's Name	JESSICA LOV PARSON
Mailing Address	P.O. BOX 85304 SAN DIEGO, CA 92186	Mailing Address	140 KINGS CREST LANE PELHAM, AL 35124
Property Address	1319 APPLGATE DR. PELHAM, AL 35124	Date of Sale	8/16/22
		Total Purchase Price	105,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 9-7-22 Print Jeremy Parker

Unattested Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/07/2022 03:18:01 PM  
\$139.00 JOANN  
20220907000349510

*Allen S. Bayl*

**Form RT-1**