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STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION Forty-Five Thousand Six Hundred and 00/100 DOLLARS (\$45,600.00) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC.**, whose mailing address is 14405 WALTERS RD #200 , HOUSTON, TX 77014, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **MONDRAGON PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** whose mailing address is 8469 Highway 47, Shelby, AL 35143, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama.

TRACT III, ACCORDING TO THE PLAT OF SPRING CREEK HOMES SITUATED IN SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST, AS RECORDED IN MAP BOOK 17, PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY.

SUBJECT TO AND TOGETHER WITH RIGHTS AND RESTRICTIONS CONTAINED THAT CERTAIN DEED RECORDED DECEMBER 9, 1993 AS INSTRUMENT NO. 1993-39326.

Property Address: 1958 HIGHWAY 46, Shelby, AL 35143

Prior instrument reference: Document No. 20220413000153330, recorded 4/13/2022 in the Judge of Probate Office for SHELBY County, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 9-22-2022:

MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC.

By PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES, as attorney in fact

By: Tawana Maxwell

Name: Tawana Maxwell

Its: authorized signer

State of TX
County of Harris

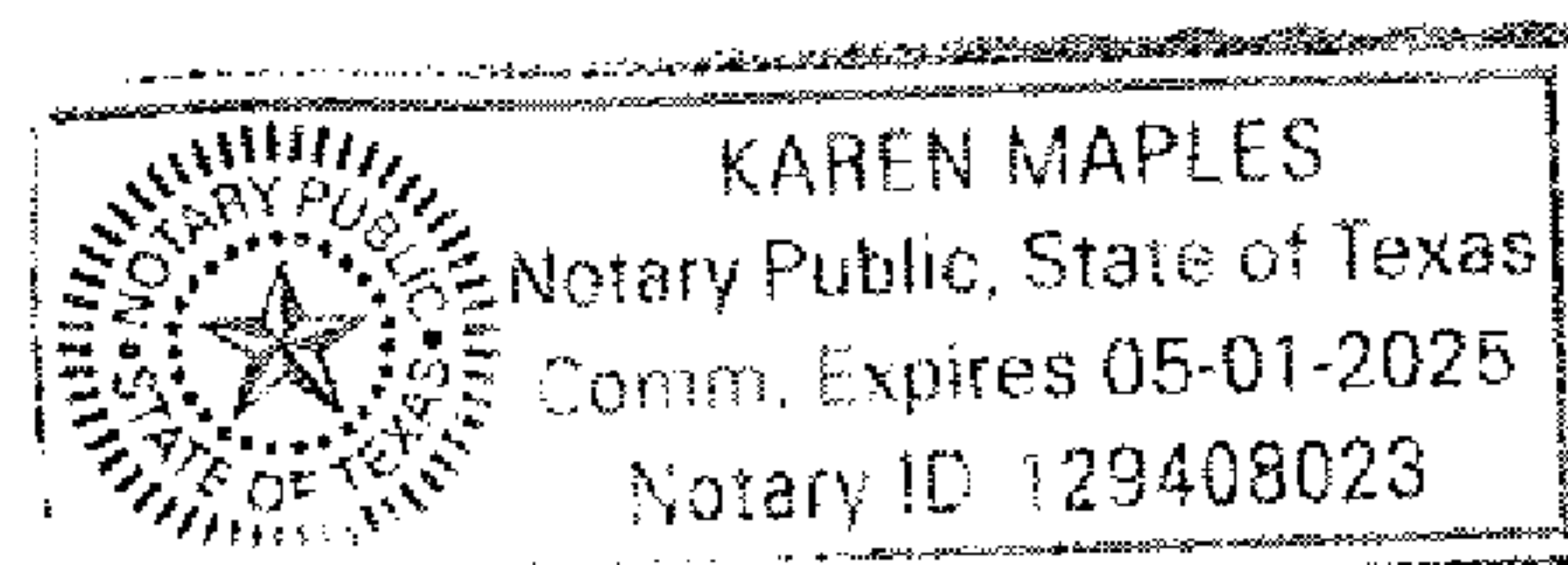
I, Karen Maples, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Tawana Maxwell, whose name as Auth Signer (title) of PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES as attorney in fact for MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., a Delaware limited liability company is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing deed, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said Grantor herein on the same day bears date.

Given under my hand (and official seal of office) this 22 day of Sept, 2022

Karen Maples

Notary Public

My commission expires: _____



Prepared By:

THOMAS H. CLAUNCH III, Attorney at Law
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116



Allie S. Beal

Real Estate Sales Validation Form

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

Grantor's Name	Mortgage Assets Mangement LLC	Grantee's Name	Mondragon Properties LLC
Mailing Address	14405 Walters Rd #200 Houston, TX 77014	Mailing Address	8469 Highway 47 Shelby, AL 35143
Property Address	1958 HIGHWAY 46 Shelby, AL 35143	Date of Sale	9/22/22
		Total Purchase Price	\$ 45,600
		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 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 10/4/22 Print Dan Madden

Unattested Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one