

20221012000386560
10/12/2022 09:01:09 AM
DEEDS 1/4

Commitment Number: 220491280
Seller's Loan Number: 2005002169

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
28-4-20-0-000-045.001

QUITCLAIM DEED

MCLP ASSET COMPANY INC, whose mailing address is **3501 OLYMPUS BOULEVARD, DALLAS, TX 75019**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **MTGLQ INVESTORS, L.P.**, hereinafter grantee, whose tax mailing address is **3501 OLYMPUS BLVD., SUITE 500, DALLAS, TX 75019**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A PARCEL OF LAND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4, FRACTIONAL SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NE 1/4 - SE 1/4, SECTION 20, AS A POINT OF BEGINNING, RUN NORTH 88 DEGREES 34 MINUTES EAST FOR 247.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PAVED PUBLIC ROAD; THENCE RUN ALONG SAID ROAD RIGHT OF WAY LINE (A CHORD BEARING AND DISTANCE) SOUTH 32 DEGREES 21 MINUTES WEST 45.6 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE (A CHORD BEARING AND DISTANCE) SOUTH 22 DEGREES 37 MINUTES WEST FOR 189.2 FEET TO A POINT WHERE SAID RIGHT OF WAY IS INTERSECTED BY THE CENTERLINE OF AN ABANDONED ROAD COMMONLY KNOWN AS OLD MONTEVALLO-CALERA ROAD, RUN THENCE ALONG SAID ROAD CENTERLINE SOUTH 49 DEGREES 10 MINUTES WEST 145.5 FEET TO A POINT INTERSECTED BY A FENCE (IF EXTENDED); THENCE RUN ALONG SAID

FENCE EXTENSION, FENCE PROPER AND AN EXTENSION OF SAID FENCE NORTH 16 DEGREES 15 MINUTES WEST 313.5 FEET TO THE NORTH LINE OF THE NW 1/4 - SE 1/4; THENCE RUN ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION NORTH 88 DEGREES 34 MINUTES WEST 48.3 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. Tax ID: 28-4-20-0-000-045.001

Property Address is: 2177 VICTORY WAY, CALERA, AL 35040

BEING THE SAME PROPERTY TRANSFERRED FROM MCLP ASSET COMPANY, INC. TO MCLP ASSET COMPANY, INC. BY MORTGAGE FORECLOSURE DEED RECORDED ON 09/15/2022 AS INSTRUMENT NO. 20220915000357210.

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 October 4, 2022:

**MCLP ASSET COMPANY, INC. BY SELENE FINANCE, LP AS
ATTORNEY IN FACT**

By: 

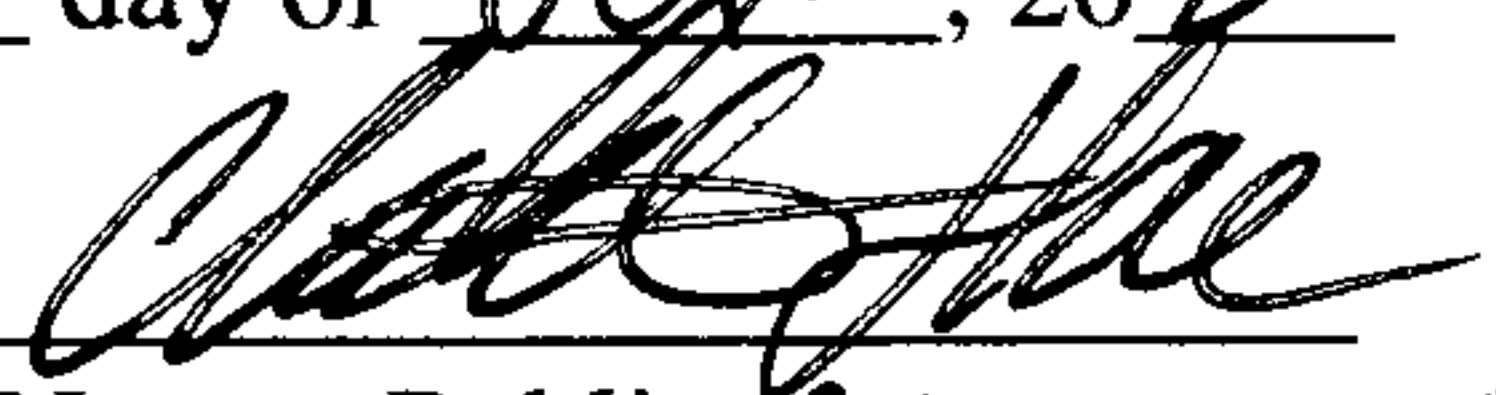
Name: Rory Hyde

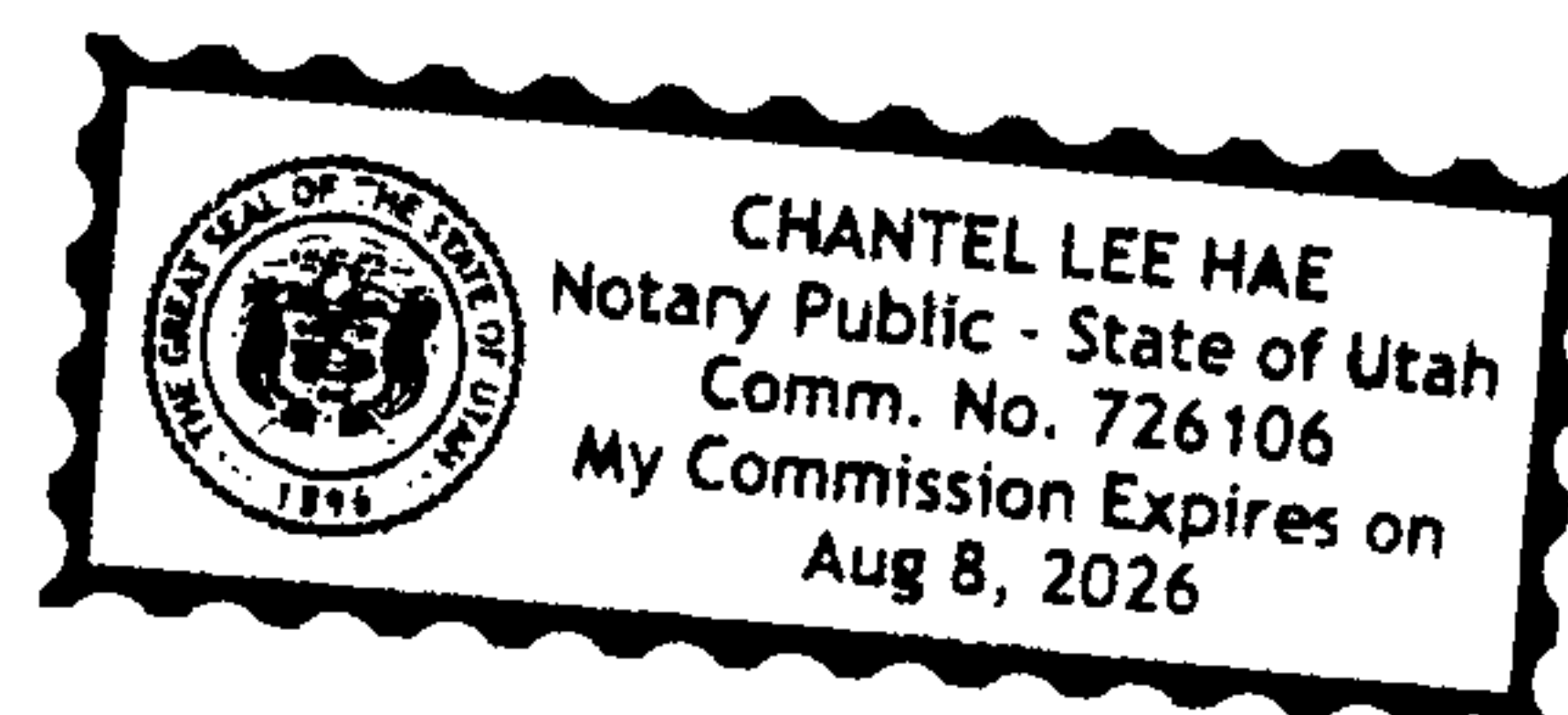
Its: Vice President

STATE OF Utah
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Rory Hyde its V.P., on behalf of the Grantor **MCLP ASSET COMPANY, INC., BY SELENE FINANCE, LP 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 V.P. 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 4 day of Oct., 2022


Notary Public Chantel Hae



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

Grantor's Name MCLP ASSET COMPANY, INC.
 Mailing Address 3501 OLYMPUS BOULEVARD,
DALLAS, TX 75019

Grantee's Name MTGLQ INVESTORS, L.P.
 Mailing Address 3501 OLYMPUS BLVD.,
SUITE 500, DALLAS, TX
75019

Property Address 2177 VICTORY WAY, CALERA,
AL 35040

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/12/2022 09:01:09 AM
 \$107.50 JOANN
 20221012000386560



Date of Sale 10/04/2022
 Total Purchase Price 10.00

or
 Actual Value \$
 or
 Assessor's Market Value \$ 76,200.00

The purchase price or actual value Alvin S. Byrd entered 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 Assessment

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 10/12/2022

Print Michael Webb

Unattested

[Signature]
 (verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one