

20230228000053790
02/28/2023 08:04:31 AM
DEEDS 1/5

Commitment Number: 220552974
Seller's Loan Number: 8013840345

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
13 1 02 1 000 019.063 ✓

SPECIAL/LIMITED WARRANTY DEED

PENNYMAC LOAN SERVICES, LLC, whose mailing address is **3043 TOWNSGATE ROAD, STE. 200, WESTLAKE VILLAGE, CA 91361**, hereinafter grantor, for \$211,640.00 ✓
(Two Hundred Eleven Thousand Six Hundred Forty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MOHAMMAD JAVED IQBAL**, hereinafter grantee, whose tax mailing address is **5225 STONBRIAR DR., MERIDIAN, MS 39301**, the following real property: ✓

Lot 2, according to the Survey of Chadwick, Sector 4, as recorded in Map Book 20, Page 38, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from PennyMac Loan Services, LLC by Tiffany & Bosco, P.A. its Attorney to PennyMac Loan Services, LLC as described in Deed, Dated 9/13/2022, Recorded 9/14/2022, in instrument # 20220914000356950, Shelby, County Records. ✓

Property Address is: 232 CHADWICK LN., HELENA, AL 35080 ✓

Prior instrument reference: **20220914000356950** ✓

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 grantee 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 February 7, 2023, ~~2020~~.

PENNYMAC LOAN SERVICES, LLC

By: [Signature]

Print Name: Alethea Espino

Title: Asst. Vice President

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 _____

See attached

On _____ before me, _____, a Notary Public (insert Name of Notary Public and Title, personally appeared _____ its _____ on behalf of

PENNYMAC LOAN SERVICES, LLC 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 or capacities, 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 OF NOTARY)

ACKNOWLEDGMENT

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 Ventura

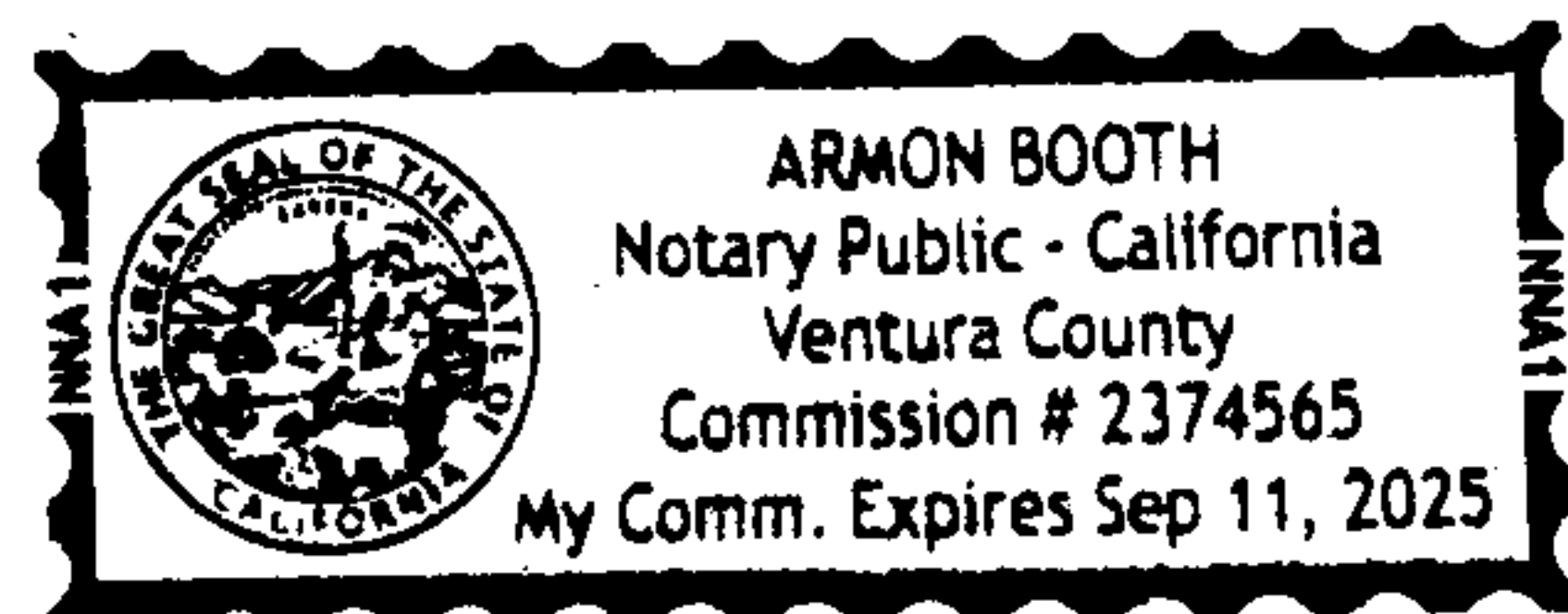
On 02/07/2023 before me, ARMON BOOTH, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Alethea Espino,
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  (Seal)



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

Grantor's Name PENNYMAC LOAN SERVICES,
LLC
Mailing Address 3043 TOWNSGATE ROAD, STE.
200, WESTLAKE VILLAGE, CA
91361

Grantee's Name MOHAMMAD JAVED IQBAL
Mailing Address 5225 STONBRIAR DR.,
MERIDIAN, MS 39301

Property Address 232 CHADWICK LN., HELENA,
AL 35080

Date of Sale 02/07/2023
Total Purchase Price 211,640.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2023 08:04:31 AM
\$246.00 JOANN
20230228000053790

or
Actual Value \$
or
Assessor's Market Value \$



The purchase price or actual value claimed *Allen S. Boyd* 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 02/27/2023

Print Michael Webb

Unattested

(Signature)
(verified by)

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1