

Send Tax Notice to:
WCB Realty Company, LLC
9000 Parkway East
Suite 101
Birmingham, AL 35206

This Instrument Prepared By:

Jeff Underwood
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: REO-22-3970

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thousand & 00/100 (\$210,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

JPMorgan Chase Bank, National Association (herein referred to as "Grantor," whether one or more), whose mailing address is

1600 South Douglass Road, Anaheim, CA 92806

by **WCB Realty Company, LLC (herein referred to as "Grantee," whether one or more)**, whose mailing address is

9000 Parkway East, 101, Birmingham, AL 35206

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **161 Union Station Drive, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$ 209,500.⁰⁰ OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

This Property is sold AS IS, and Grantor only warrants title from the time the Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15TH day of MAY, 2023.

JPMorgan Chase Bank, National Association

By: [Signature] MAY 15 2023

Carrington Mortgage Services, LLC as
Attorney-In-Fact
Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact

State of _____
County of _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of Carrington Mortgage Services, LLC, whose is name as Attorney in Fact for JPMorgan Chase Bank, National Association and is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority as said attorney in fact has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, _____.

Notary Public

Printed Name

My Commission Expires:

See Attached

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 Orange

On May 15, 2023 before me, Ann Pool / Notary Public
(insert name and title of the officer)

personally appeared Joseph Anthony Barragan
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)

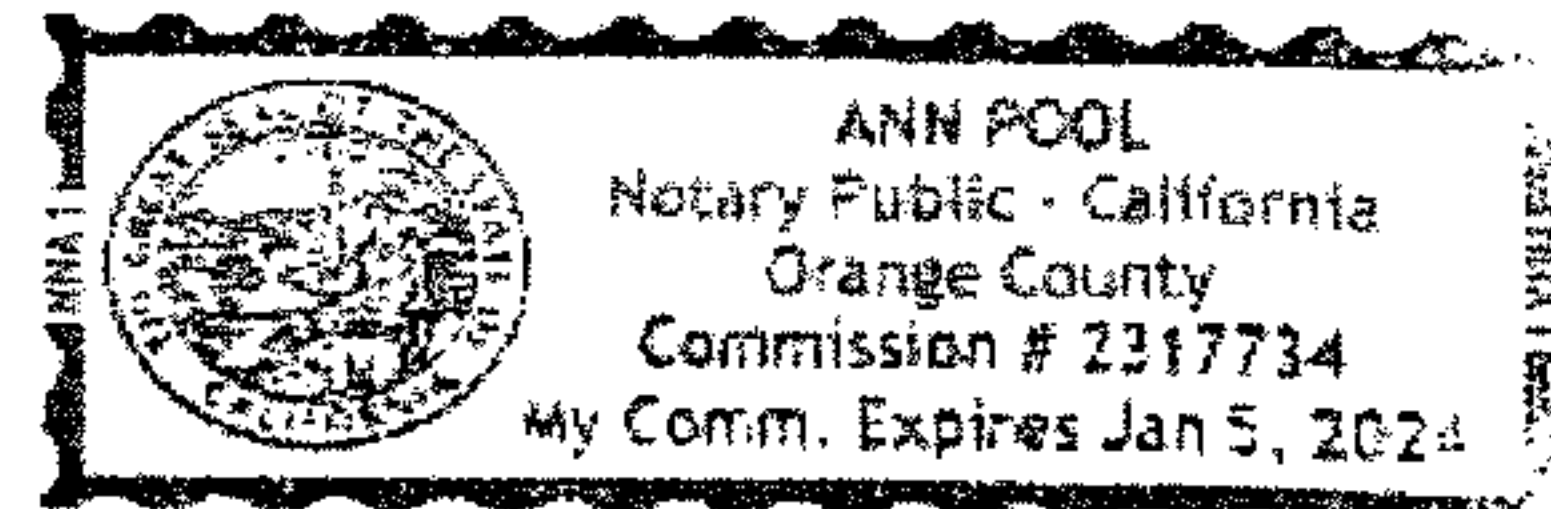
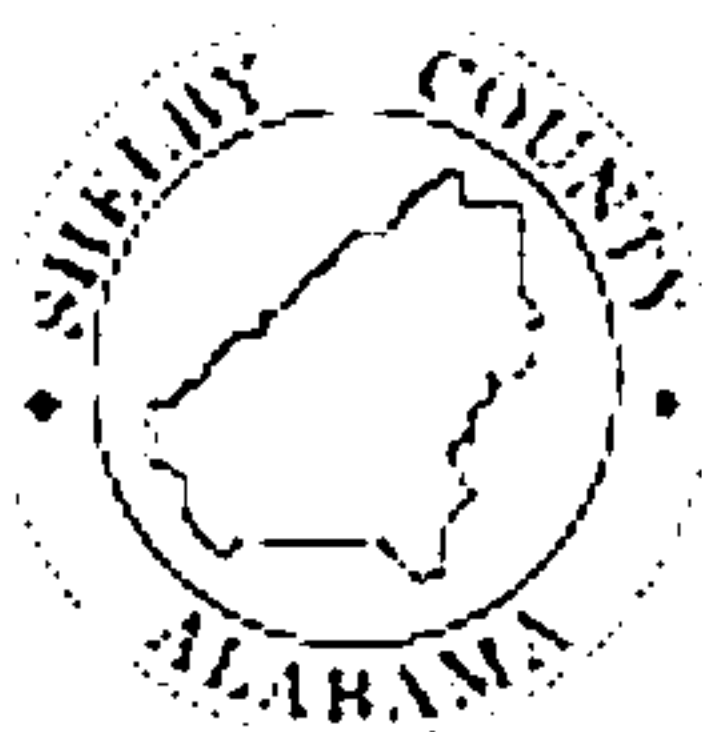


EXHIBIT A

Property 1:

Lot 54, according to the Survey of Union Station Phase II, as recorded in Map Book 41, page 114, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2023 09:31:18 AM
\$31.50 JOANN
20230519000149150

Allen S. Bayl