

INSTRUMENT PREPARED BY

Title Clearing & Escrow, LLC

6102 S Memorial Dr

Tulsa, OK 74133

Property Address:

114 Holland Cir,

Pelham, AL 35124

Grantee's Address:

425 S. Financial Pl., Ste 2000

Chicago, IL 60605

STATE OF Alabama

COUNTY OF Shelby

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RELIANT TRUST (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by HPP PROPERTY II, LLC (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

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

Commonly known as: 114 Holland Cir, Pelham, AL 35124

Tax Map ID: 13-6-23-4-013-047.000

Prior Recording Reference: Foreclosure Deed recorded May 3, 2023 in Instrument # 20230503000130700.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.


TO HAVE AND TO HOLD, to the said Grantee(s), forever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 27TH of JULY, 2023.

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE OF RELIANT TRUST**

By: Fay Servicing, LLC, as Attorney-in-Fact

By POA recorded 7/7/2023, Instrument #20230707000202300,
in Shelby County, AL

By: 
Name: Michael Brooks
Title: REO Closing Coordinator

[illegible]

27 Before me, the undersigned, a Notary Public, in and for said County and State, on this, day of JULY, 2023, before me, personally appeared **Michael Brooks** as **REO Closing Coordinator**, for **Fay Servicing LLC**, as **Attorney –in-Fact** for **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RELIANT TRUST**, proved to me through satisfactory evidence of identification, which were D. L., to be the person whose name is signed in the preceding or attached document, and acknowledged to me that he signed it as the voluntarily act of the corporation and principal, for its stated purpose.

Given under my hand and seal the day and year last above written.



Notary Public

My Commission Expires: 11/9/25

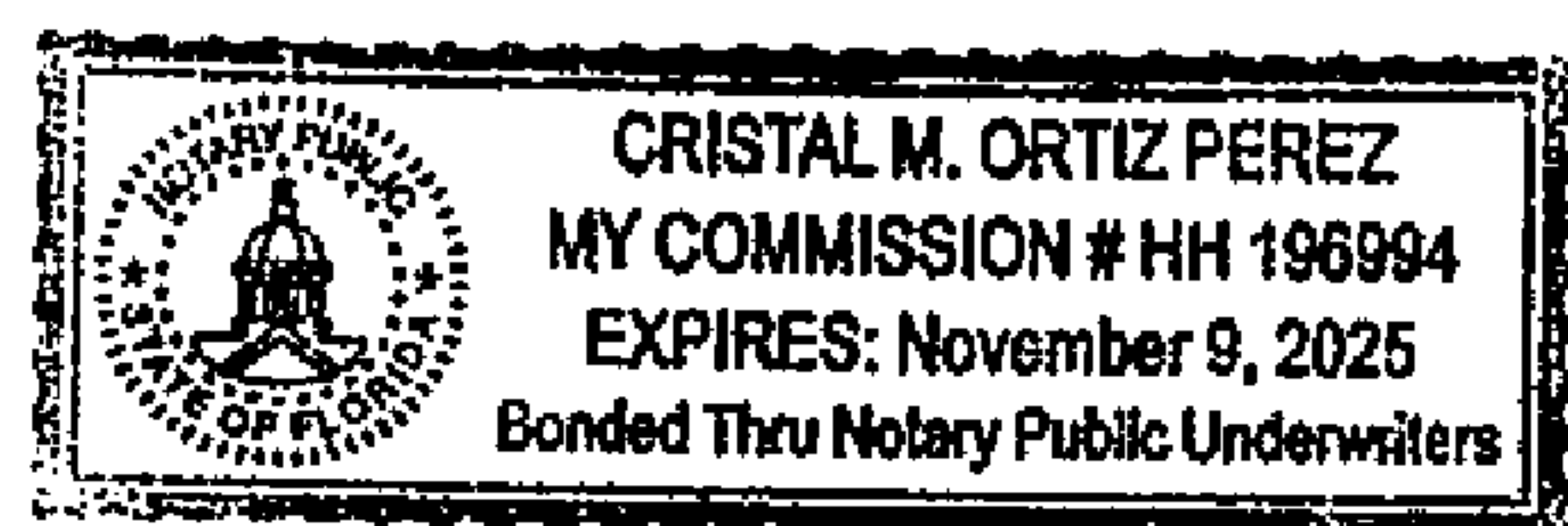


EXHIBIT "A"

LOT 81, ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES, SECTOR I, AS
RECORDED IN MAP BOOK 34, PAGE 85 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2023 01:41:00 PM
 \$248.00 JOANN
 20230801000231190

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Wilmington Savings Fund Society, FSB, Not in its individual capacity but solely as:
 Mailing Address 425 S Financial Pl
 Suite 2000
 Chicago, IL 60605

Grantee's Name HPP Property II, LLC
 Mailing Address 425 S Financial Pl
 Suite 2000
 Chicago, IL 60605

Property Address 114 Holland Circle
 Pelham, AL 35124

Date of Sale 7/18/2023
 Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 217,000.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Deed recorded concurrently herewith

☐ 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 8/1/2023

Print Kimberly Shipman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1