

Prepared by:  
Adrienne Prince  
Title Clearing & Escrow, LLC  
6102 S. Memorial Dr.  
Tulsa, OK 74133

## **SPECIAL WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS THAT:**

TCE-300213-AL

FOR VALUABLE CONSIDERATION OF TWO HUNDRED THIRTY NINE THOUSAND AND SIX HUDRED AND FIFTY DOLLARS AND ZERO CENTS (\$239,650.00 ), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HPP Property II, LLC** hereinafter referred to as "Grantor", with an address of 425 S. Financial Pl, Ste 2000, Chicago IL 60605, do hereby grant, bargain, sell, convey and confirm unto **Karen C. Brennan**, hereinafter "Grantees", with an address of 1419 Whirlaway Ct, Helena, AL 35080, the following lands and property, together with all improvements located thereon, lying in the **City of PELHAM, County of Shelby, State of Alabama**, to wit:

**See attached Exhibit "A"**

SOURCE OF TITLE: Instrument #20230503000130700 .

also known by street and number: 114 HOLLAND CIR, PELHAM, AL 35124  
Tax Map ID: 13-6-23-4-013-047.000

SUBJECT to taxes for the current and subsequent years, easements, restrictions, reservations, rights-of-way, covenants and conditions of record, if any, and mineral and mining rights, if any.

All recording references refer to the records in the Office of the Judge of Probate Court, County, Alabama, unless otherwise indicated.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee(s), and unto the heirs, asministrators, successors or assigns of the Grantee's forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject property. This limited warranty is binding upon the Grantee, its successors and assigns.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Grantee(s) assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

WITNESS Grantor's hand this 13 day of June, 2023.

**HPP Property II, LLC,**

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

**By POA recorded 7/7/23, Instrument #  
20230707000202300 in Shelby County, AL**

By:

Name: Michael Brooks

Title: REO Closing Coordinator

STATE OF FLORIDA

)

) SS.

COUNTY OF HILLSBOROUGH

)

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 13 day of June, 2023, before me by means of ☒ physical presence or ☐ online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free voluntary act and deed of said **HPP Property II, LLC**, by **Fay Servicing LLC, Attorney-in-Fact**, for the uses and purposes therein set forth.

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

Notary Public

My Commission Expires:

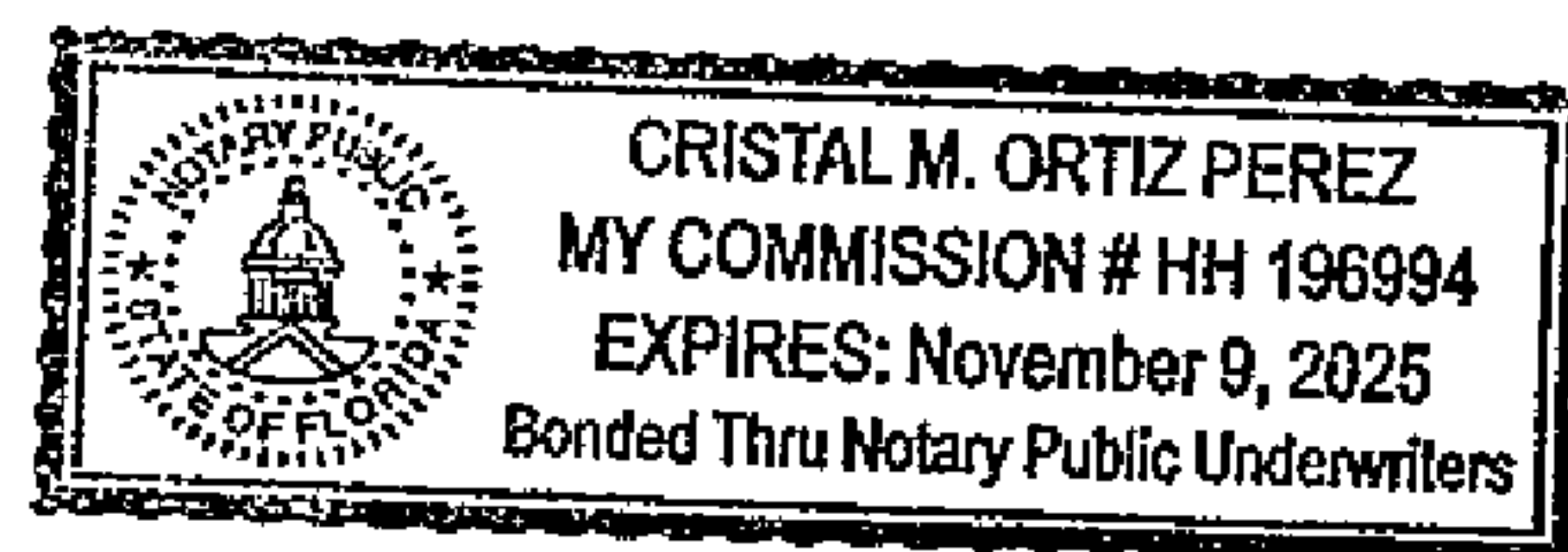


EXHIBIT "A"

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 01:41:01 PM  
 \$274.00 JOANN  
 20230801000231200



*Allen 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 HPP Property II, LLC  
 Mailing Address 425 S Financial Pl  
 Suite 2000  
 Chicago, IL 60605

Grantee's Name Karen C. Brennan  
 Mailing Address 1419 Whirlaway Ct  
 Helena, AL 35080

Property Address 114 Holland Circle  
 Pelham, AL 35124

Date of Sale 7/18/2023

Total Purchase Price \$ 239,650.00

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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