

Send tax notice to:

Mireya Garcia Rendon
359 Wilderness Lane
Alabaster, Alabama 35007

This instrument prepared by:

Spencer Mobley, Esq.
1819 5th Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)



20230814000244580 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/14/2023 11:05:52 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**, by Hudson Homes Management, LLC, as attorney in fact ("Grantor"), by **Mireya Garcia Rendon** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby release, remise, quitclaim, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which is more particularly described as follows, to-wit:

A Parcel of land, having an address of 359 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence run North 84° 16' 09" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet (459.10 feet deed) to a point; thence turn an angle to the right of 105° 22' 30" and run Northeasterly for a distance of 70.23 feet to an iron pin set at the Point of Beginning; thence continue Northeasterly for a distance of 7.36 feet to an iron pin found; thence continue Northeasterly for a distance of 228.17 feet to a point; thence turn an angle to the left of 105° 22' 30" and run Westerly for a distance of 296.25 feet to a point; thence turn an angle to the left of 82° 57' 53" and run Southwesterly for a distance of 171.48 feet to an iron pin set at the corner of a fence; thence run Southeasterly along said fence for a distance of 260.14 feet to the Point of Beginning. According to a survey done by Carl Daniel Moore dated November 10, 2021, a copy of which is attached.

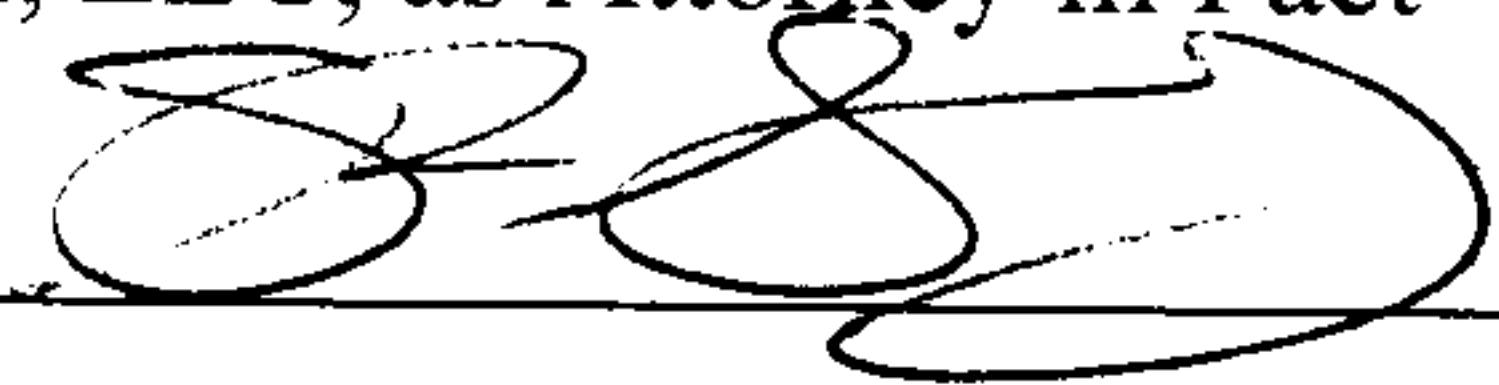
TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever, subject, however, to the following:

1. Ad valorem taxes for 2020 and subsequent years, not yet due and payable

2. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 1st day of August, 2023.

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by Hudson Homes Management, LLC, as Attorney in Fact



By: Shawn Shorkey

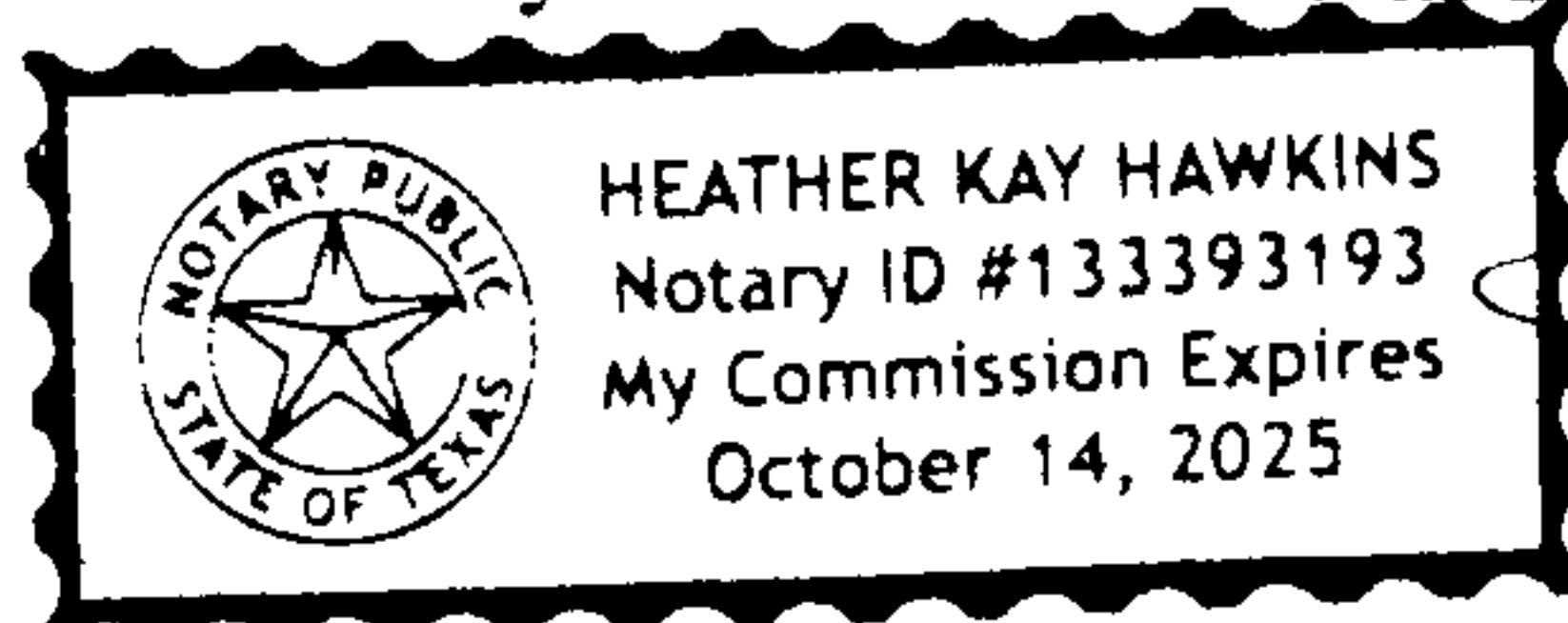
Its: Vice President


STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a notary public in and for said county in said state, hereby certify that Shawn Shorkey, whose name as Vice President of Hudson Homes Management, LLC, as attorney in fact for The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal on the 1st day of August, 2023.




Notary Public

[NOTARIAL SEAL]

My commission expires: 10/14/2025

20230814000244580 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, do hereby certify I have surveyed a Parcel of land situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

A Parcel of land, having an address of 345 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence run North 84° 10' 09" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet to the Point of Beginning; thence South 21° 27' 24" West for a distance of 129.98 feet to (2) iron pins found (1 "Bar & 2" o.d.); thence North 84° 22' 10" West for a distance of 215.37 feet to a 1.5" rebar found; thence North 05° 13' 55" East for a distance of 118.06 feet to a 5/8" rebar found; thence North 12° 20' 22" East for a distance of 88.82 feet to a 2" rebar found; thence North 12° 37' 50" East for a distance of 19.18 feet to an iron pin set at the corner of a fence; thence South 77° 48' 22" East along said fence for a distance of 260.14 feet to an iron pin set; thence South 19° 57' 29" West for a distance of 70.23 feet to the Point of Beginning.

I also certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 345 Wilderness Lane, according to my survey of January 23, 2020. Survey is not valid unless it is sealed with embossed seal or stamped in red.

Draw No. 202070
Surveyor: ELLIOT
Type of Survey: Property Boundary



SURVEYING SOLUTIONS, INC.
2232 CANABA VALLEY DRIVE, SUITE W
BIRMINGHAM, AL 35242
PHONE: 205-991-0955

Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #13156

11/10/2021
Date of Signature

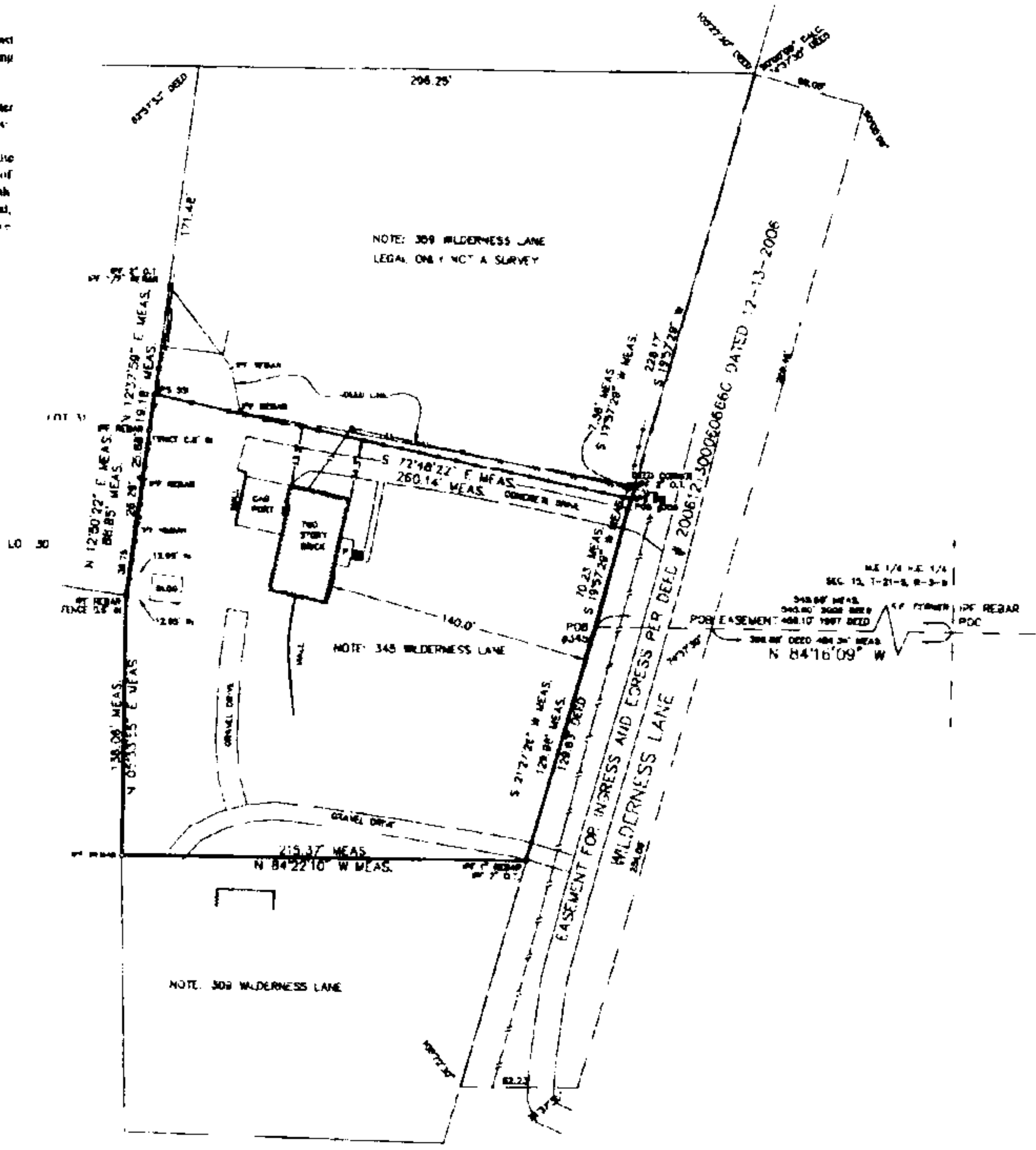
LEGAL DESCRIPTION ONLY - NOT A PROPERTY BOUNDARY SURVEY.
PREPARED BY:
SURVEYING SOLUTIONS, INC.
2232 CANABA VALLEY DRIVE, SUITE W
BIRMINGHAM, AL 35242

A Parcel of land, having an address of 359 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence run North 84° 10' 09" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet (549.10 feet deed) to a point; thence turn an angle to the right of 105° 27' 10" and run Northeasterly for a distance of 70.23 feet to an iron pin set at the Point of Beginning; thence continue Northeasterly for a distance of 7.36 feet to an iron pin found; thence continue Northeasterly for a distance of 778.13 feet to a point; thence turn an angle to the left of 105° 27' 10" and run Westerly for a distance of 204.25 feet to a point; thence turn an angle to the left of 82° 37' 35" and run Southwesterly for a distance of 171.48 feet to an iron pin set at the corner of a fence; thence run Southwesterly along said fence for a distance of 260.14 feet to the Point of Beginning.

LEGEND:	
ASPH = asphalt	PC = point of curve
BRC = bearing	PDB = point of beginning
BLU = building	POC = point of commencement
CALC = calculated	PI = point of tangent
CAP = capped iron	PWI = point of intersection
CI = centerline	R = radius
CH = chain	REC = residence
CMW = concrete	RCW = right of way
C = covered	S = south
d = deflection	SAN = sanitary
U = curve delta angle	STM = storm
E = east	SWR = sewer
LSM = easement	SYN = synthetic
FC = fence	UTL = utility
TD = found	U = uncovered
HW = hedgerow	W = west
IPF = iron pin found	Y = yard
IPN = iron pin found w/ASPH cap	° = degrees
IPS = iron pin set w/ASPH cap	' = minutes, "
L = length	" = seconds, "
MEAS = measured	° = bearings or angles
MIN = minimum	° = bearings or angles
MM = maximum	° = bearings or angles
N = north	° = bearings or angles
CH = overhang	° = bearings or angles
P =	° = bearings or angles

SCALE: 1"=50'





20230814000244580 4/4 \$32.00
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Real Estate Sales Validation Form

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

Grantor's Name Bank of New York-Mellon
Mailing Address c/o Spencer Mobley, Esq.
1819 5th Avenue North
Birmingham, AL 35203

Grantee's Name Mireya Garcia Rendon
Mailing Address 359 Wilderness Lane
Alabaster, AL 35007

Property Address 359 Wilderness Lane
Alabaster, AL 35007

Date of Sale May 12, 2023

Total Purchase Price \$ To clear title.

or

Actual Value \$

or

Assessor's Market Value \$ 202,150.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other Conveyance to clear title only.

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 August 11, 2023

Print Robert E. Cooper

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1