

Commitment Number: 230158125
Seller's Loan Number: 1007024723

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
20-8-28-0-000-014.000

SPECIAL/LIMITED WARRANTY DEED

PENNYMAC LOAN SERVICES, LLC, whose mailing address is **3043 Townsgate Road, Suite 200, Westlake Village, CA 91361**, hereinafter grantor, for \$50,000.00 (Fifty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JENNIFER LINDSAY HIDALGO**, hereinafter grantee, whose tax mailing address is **154 Washington Lane Alabaster, AL 35007**, the following real property:

Commence at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East, and run South along the West line of said quarter-quarter a distance of 634.70 feet to the Point of Beginning; thence continue in the same direction and run a distance of 160.0 feet; thence turn an angle of 89 degrees, 13 minutes, 15 seconds to the left and run a distance of 260.0 feet; thence turn an angle of 90 degrees, 46 minutes, 45 seconds to the left and run a distance of 160.00 feet; thence turn an angle of 89 degrees, 13 minutes, 15 seconds to the left and run a distance of 260.00 feet to the POINT OF BEGINNING; situated in the Southeast Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama. Also: Commence at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East; thence run South along the West line of said quarter-quarter section a distance of 634.70 feet to the Point of Beginning; thence turn an angle of 90 degrees, 46 minutes, 45 seconds to the right and run a distance of 34.00 feet, more or less, to the East right-of-way line of Shelby

County Highway Number 77; thence run South along the East right-of-way line of said Highway Number 77 a distance of 160.10 feet; thence run East a distance of 24 feet, more or less, to the West line of the Southeast Quarter of the Northeast Quarter of Section 28; thence run North along the West line of said quarter-quarter section a distance of 160.00 feet to the Point of Beginning; being situated in the Southwest Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.

BEING THE SAME PROPERTY AS CONVEYED FROM PENNYMAC LOAN SERVICES, LLC BY: TIFFANY & BOSCO, P.A., AS ATTORNEY TO PENNYMAC LOAN SERVICES, LLC AS DESCRIBED IN FORECLOSURE DEED, DATED 04/04/2023, RECORDED 04/05/2023, IN INSTRUMENT NO. 20230405000095310, SHELBY COUNTY RECORDS.

Property Address is: 3820 HIGHWAY 77, COLUMBIANA, AL 35051

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 August 4, 2023:

PENNYMAC LOAN SERVICES, LLC

By: Jeremy Dewey

Print Name: Jeremy Dewey
First Vice President

Title: _____

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 Nevada ~~California~~ (or)

County of Clark

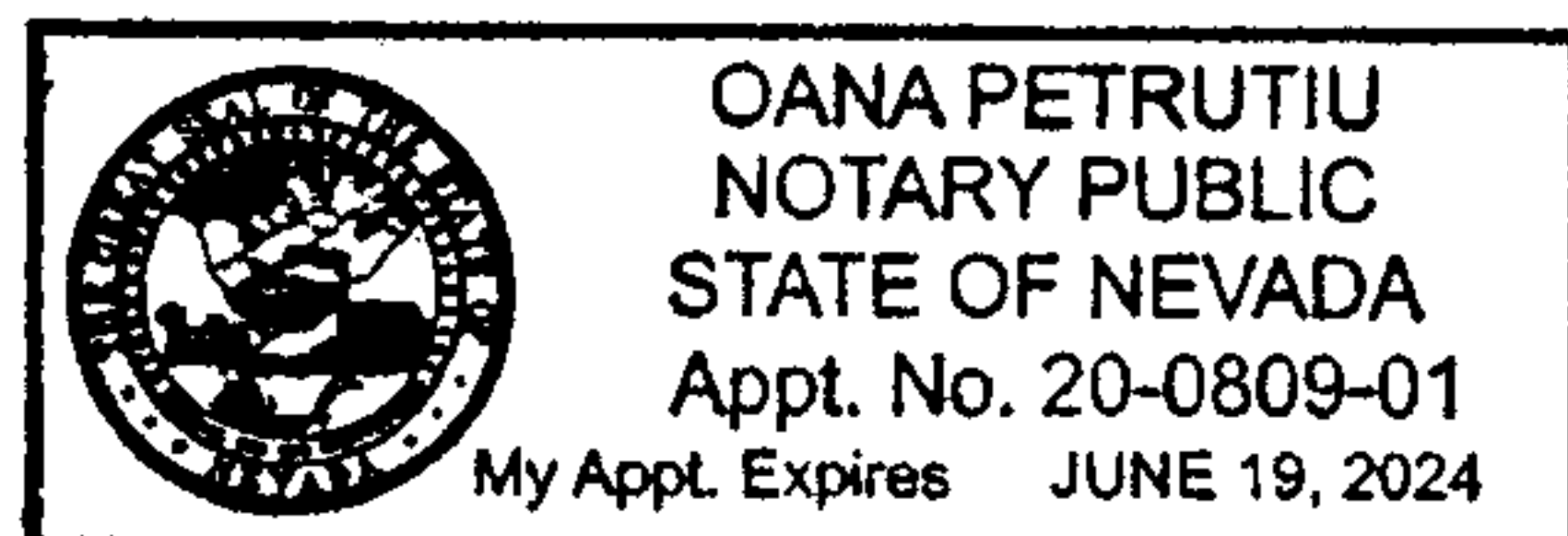
On 8/4/2023 before me, Dana Petrutiu, a Notary Public (insert Name of Notary Public and Title, personally appeared Jeremy Dewey its First Vice President on behalf of **PENNYMAC LOAN SERVICES, LLC** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed 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 Nevada ~~California~~ that the foregoing paragraph is true and correct. (or)

WITNESS my hand and official seal.

[Signature]

(SIGNATURE OF NOTARY)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2023 03:27:52 PM
\$78.00 BRITTANI
20230814000245390



Allie S. Bayl