

Commitment Number: 220500216
Seller's Loan Number: 1210070262

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
10 1 02 0 993 081.028

SPECIAL/LIMITED WARRANTY DEED

PNC BANK, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO BBVA USA FORMERLY KNOWN AS COMPASS BANK, whose mailing address is **3232 Newmark Dr, Miamisburg, OH 45342**, hereinafter grantor, for \$171,475.00 (One Hundred Seventy-One Thousand Four Hundred Seventy-Five and 00/100 Dollars), in consideration paid, grants with covenants of special warranty to **VISPY PARDIWALLA**, hereinafter grantee, whose tax mailing address is **131 Cambrian Way, Birmingham, AL 35242**, the following real property:

UNIT 131, IN CAMBRIAN WOODS CONDOMINIUM, ALSO KNOWN AS CONDOMINIUM VILLAGE, PHASE I, INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 62, BY-LAWS AND AMENDMENTS THERETO AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO AS RECORDED IN MISC. BOOK 12, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED BY MISC. BOOK 13, PAGE 2, MISC. BOOK 13, PAGE 4 AND MISC. BOOK 13, PAGE 344, IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION. SITUATED IN SHELBY COUNTY, ALABAMA

BEING THE SAME PROPERTY AS CONVEYED FROM BRANDON HARRIS AND COMPASS BANK, BY AND THROUGH J. HEATH LOFTIN, THE PERSON ACTING AS AUCTIONEER TO COMPASS BANK, AS DESCRIBED IN INSTRUMENT NO.

20190430000142770, DATED 04/30/2019, RECORDED 04/30/2019.

Property Address is: 131 Cambrian Way, Birmingham, AL 35242

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 11 2023

**PNC BANK, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO
BBVA USA FORMERLY KNOWN AS COMPASS BANK**

By: [Signature]
Name: Lori Wysong
Authorized Signor
Its: _____

STATE OF Ohio
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lori Wysong its **Authorized Signor**, on behalf of the Grantor **PNC BANK, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO BBVA USA FORMERLY KNOWN AS COMPASS BANK** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as **Authorized Signor** and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this August 11, 2023

[Signature]
Notary Public



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name

PNC BANK, NATIONAL ASSOCIATION AS SUCCESSOR BY
MERGER TO BBVA USA FORMERLY KNOWN AS COMPASS
BANK

Mailing Address

3232 Newmark Dr
Miamisburg, OH 45342

Grantee's Name

VISPY PARDIWALLA

Mailing Address

131 Cambrian Way
Birmingham, AL 35242

Property Address

131 Cambrian Way
Birmingham, AL 35242

Date of Sale

8/11/2023

Total Purchase Price

\$171,475.00

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 8/28/2023

Vispy Pardiwalla

Print

DocuSigned by:

Vispy Unattested

Vispy 

Sign

vispy pardiwalla

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2023 09:31:49 AM
\$203.50 BRITTANI
20230831000263420

Alli S. Byrd

Form RT-1