

Commitment Number: 220596890  
Seller's Loan Number: 0117316000

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

NOTE: Purchase Mortgage Mortgage in the amount of  
\$280,000.00 is being recorded simultaneous herewith

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09 8 34 0 003 016.000**

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**SPECIAL/LIMITED WARRANTY DEED**

**RENASANT BANK**, whose mailing address is **425 Phillips Blvd, Ewing, NJ 08618**, hereinafter grantor, for \$230,500.00 (Two Hundred Thirty Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **1611 RIDGE RD LLC**, hereinafter grantee, whose tax mailing address is **1053 Belvedere CV, Birmingham, AL 35242**, the following real property:

**Lot 16, according to the Survey of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.**

**BEING THE SAME PROPERTY AS CONVEYED FROM RENASANT BANK, BY AND THROUGH TIFFANY & BOSCO, P.A., AS ATTORNEY FOR SAID TRANSFEREE TO RENASANT BANK AS DESCRIBED IN FORECLOSURE DEED, DATED 10/20/2022, RECORDED 10/21/2022, IN INSTRUMENT NO. 20221021000397020, SHELBY COUNTY RECORDS.**

**Property Address is: 173 BRANCH DR, CHELSEA, AL 35043**

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 15, 2023:

**RENASANT BANK**

By: 

Name: Andrea Wiley

Its: Vice President -Document Execution

STATE OF New Jersey  
COUNTY OF Mercer

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Andrea Wiley its VP-DocExecution, on behalf of the Grantor **RENASANT 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 VP-DocExecution 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 15, 2023

  
Notary Public  
Myisha Sims-Sorathiya

MYISHA SIMS-SORATHIYA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 26, 2025  
ID# 50135254

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

Grantor's Name	<u>Renasant Bank</u>	Grantee's Name	<u>1611 Ridge Rd LLC</u>
Mailing Address	<u>425 Phillips Blvd</u>	Mailing Address	<u>3601 Cumberland Trace</u>
	<u>Ewing NJ 08618</u>		<u>Birmingham AL 35242</u>
Property Address	<u>173 Branch Drive</u>	Date of Sale	<u>September 7, 2023</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$230,500.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 9/7/2023 Print Lynda Howard

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Lynda Howard  
(Grantor/Grantee/ Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/08/2023 11:56:12 AM**  
**\$32.00 BRITTANI**  
**20230908000272140**

**Form RT-1**Alex S. Boyd