

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

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: 

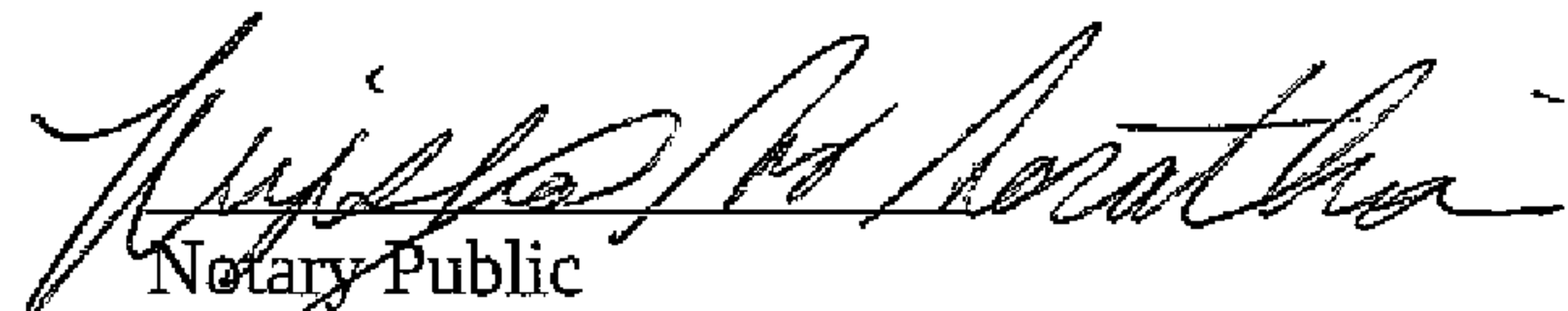
Name: Andrea Wiley

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

Alli S. Beryl