


This instrument prepared by:
Kent D. McPhail
McPhail Sanchez, LLC
P.O. Box 870
Mobile, AL 36601

Record and Return to:
J. Mark McLaughlin
Sherry L. McLaughlin
225 McLaughlin Lane
Westover, AL 35147

Parcel ID: 08-5-21-0-001-038.000


20230919000281250 1/4 \$266.50
Shelby Cnty Judge of Probate, AL
09/19/2023 03:53:45 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL BY THESE PRESENTS: That in consideration of the sum of **ONE & 00/100 (\$1.00) DOLLAR** to Shelby County in hand paid by the receipt whereof is hereby acknowledged, the undersigned, The Bank of New York Mellon fka The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-14, do remise, release, quit claim and convey to J. Mark McLaughlin and Sherry L. McLaughlin, all our right, title, interest and claim in or to the following described real estate, to wit:

From the Northeast corner of the Southeast quarter of the Southwest quarter of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama proceed North 89 degrees 59 minutes 04 seconds West along the North boundary of said southeast quarter of the Southwest quarter for a distance of 210.40 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continua North 89 degrees 59 minutes 04 records West along said quarter-quarter section line for a distance of 209.98 feet; thence leaving the North boundary of said Southeast quarter of Southwest quarter proceed South 0 degrees 12 minutes 05 seconds East for a distance of 1062.08 feet; thence proceed South 89 degrees 52 minutes 56 seconds East for a distance of 180.00 feet; thence proceed South 0 degrees 20 minutes 16 seconds for a distance of 210.00 feet to a point on the North boundary of the Old U.S. Highway No. 28; thence proceed South 88 degrees 51 minutes 46 seconds West along the North boundary of said highway boundary for a distance of 29.70 feet; thence leaving said highway boundary proceed North 0 degrees 12 minutes 39 seconds West for a distance of 1272.98 feet back to the Point of beginning of herein described parcel of land.

Property Address: 225 McLaughlin Lane, Westover, AL 35147

Situated in Shelby County, Alabama,

TO HAVE AND TO HOLD, to this said J. Mark McLaughlin and Sherry L. McLaughlin and to their heirs and assigns forever:

Given under my hand and official seal, this 30th day of August, 2023.

Executed in presence of:  8/30/2023


Seal:

Kenneth Hung Keen Ho
Post Foreclosure Manager
Carrington Mortgage Services, LLC
Attorney in Fact

Shelby County, AL 09/19/2023
State of Alabama
Deed Tax: \$235.50

STATE OF ALABAMA)

COUNTY OF SHELBY)



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Appearing before me, the undersigned Notary Public, in and for said State and County, hereby certify, _____ of The Bank of New York Mellon fka The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-14, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the content of said conveyance, executed the same voluntarily on the day same bears date.

Given under my hand and seal this _____ day of _____, 2023.

I, _____ a Notary Public in said County and State hereby certify that _____ whose name as President, Shelby County Commission, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in her/his capacity as such President, Shelby County Commission, executed the same voluntarily on the day the same bears date.

Name: _____


Signature: _____

My Commission expires: _____

Notary Seal:

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT



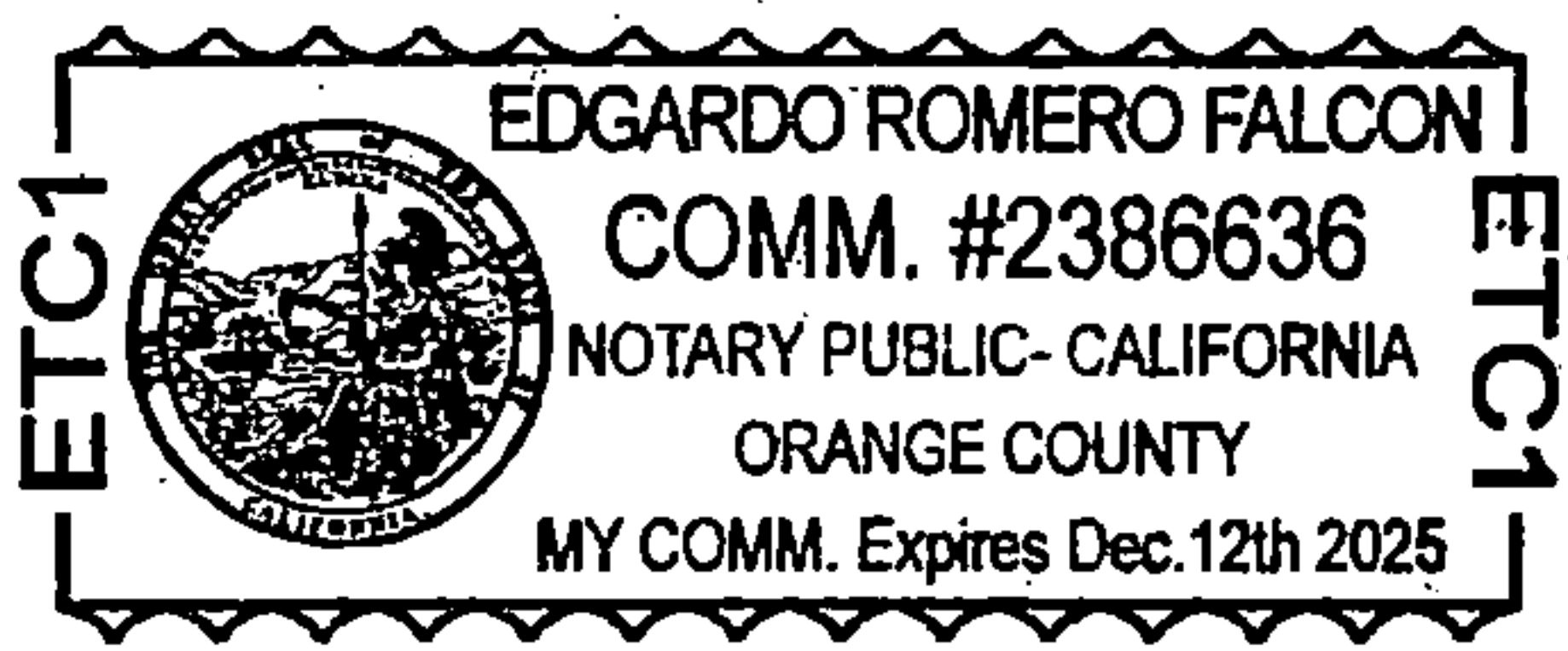
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A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On August 30th, 2023 before me, Edgardo Romero Falcon, Notary Public, personally appeared, **Kenneth Hung Keen Ho**, 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(ies), 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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE 
EDGARDO ROMERO FALCON

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____



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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 The Bank of New York Mellon fka The Bank of New York as Trustee for Rtg Holders Grantee's Name J. Mark McLaughlin and
Mailing Address of CWABS, INC, Asset Backed Cert. SER. 2005-14 Mailing Address Sherry L. McLaughlin
Attn. Carrington Mortgage Services LLC
1600 South Douglas Rd. Suite 200-A
Anaheim, CA 92806
2501 McLaughlin Lane
Westover, AL 35147

Property Address 225 McLaughlin Lane
Westover, AL 35147

Date of Sale August 30, 2023
Total Purchase Price \$ 1,000.00
or
Actual Value \$
or
Assessor's Market Value \$ 235,300.00

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 Deed Assessor's Market Value

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 09/19/2023

Print J. Mark McLaughlin

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1