

Prepared by:
Matthew W. Penhale, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLC
Two North Twentieth
220th Street North, Suite 1000
Birmingham, Alabama 35203
File Number: 22-03167AL / Abbot

Send Property Tax Notice to: QCDEED 1/3
Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200A
Anaheim, CA 92806

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **LeaderOne Financial Corporation**, (hereinafter referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto **Carrington Mortgage Services, LLC** (1600 South Douglass Road, Suite 200A, Anaheim, CA 92806), (hereinafter referred to as "GRANTEE"), all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 1 East, thence run Northerly along the East boundary of said SW 1/4 of the SE 1/4 a distance of 256.3 feet to the Point of Beginning; thence continue along said East boundary of SW 1/4 of the SE 1/4 a distance of 256.2 feet to a point; thence turn an angle of 91 degrees 06'30" to the left and run Westerly and parallel to the North boundary of said SW 1/4 of the SE 1/4 a distance of 170.00 feet to a point; thence turn an angle of 88 degrees 55'30" to the left and run Southerly and parallel to the East boundary line of said SW 1/4 of the SE 1/4 a distance of 256.2 feet to a point; thence turn an angle of 91 degrees 06'30" to the left and run Easterly and parallel to the South boundary line of said SW 1/4 of the SE 1/4 a distance of 170.0 feet to the Point of Beginning. Said parcel of land is lying in the SW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD, the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, their successors and assigns, in FEE SIMPLE;

IN WITNESS WHEREOF, **Carrington Mortgage Services, LLC as attorney-in-fact for LeaderOne Financial Corporation** (Grantor), by Joseph Anthony Barragan Post Foreclosure Supervisor, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 27th day of September, 2023.

LeaderOne Financial Corporation by Carrington Mortgage Services, LLC as attorney-in-fact

SEP 28 2023

By: _____ (Seal)

Name: Joseph Anthony Barragan

Title: Post Foreclosure Supervisor

Carrington Mortgage Services, LLC attorney in fact

THE STATE OF _____
COUNTY OF _____

I, the undersigned Notary Public, in and for said county, in said state hereby certify that _____ who is _____ of **Carrington Mortgage Services, LLC as attorney-in-fact for LeaderOne Financial Corporation** 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, he as such officer with full authority, executed same voluntarily for and as the act of **Carrington Mortgage Services, LLC as attorney-in-fact for LeaderOne Financial Corporation**.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 27th day of September, 2023.

NOTARY PUBLIC

See Attached

My Commission expires: _____

File No.: 9285320

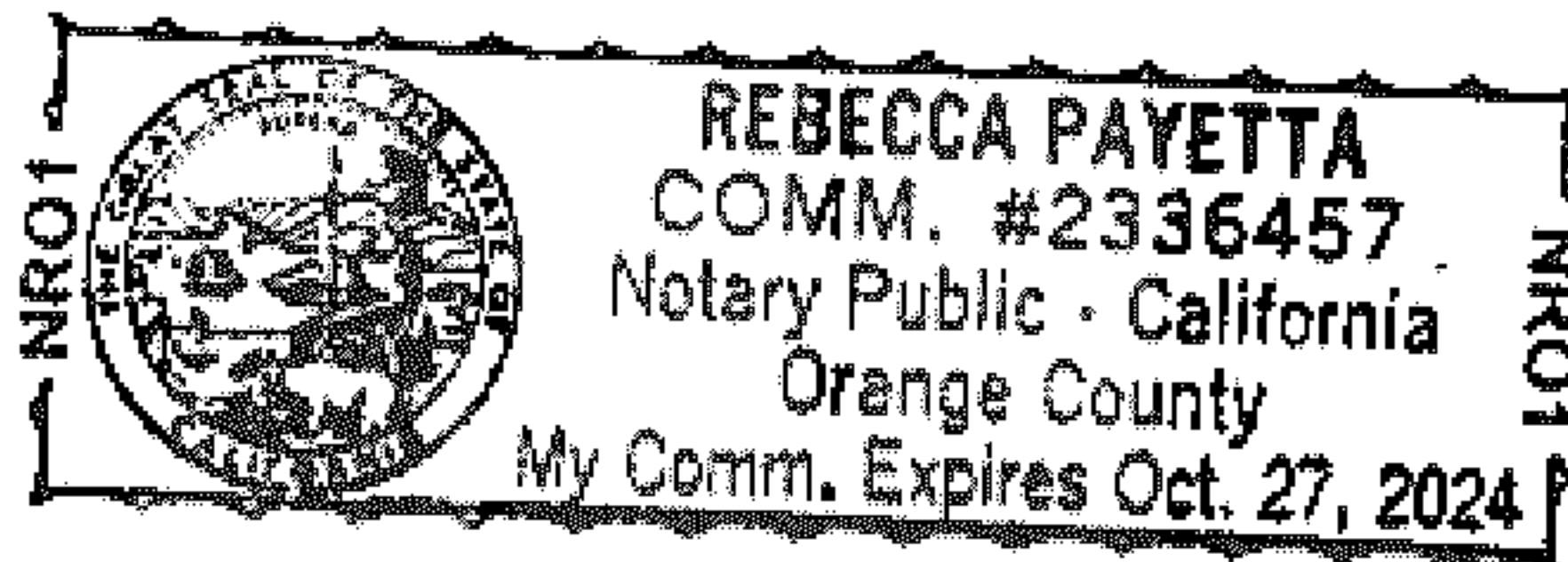
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 September 28th 2023 before me, Rebecca Payetta, Notary Public, personally appeared, **Joseph Anthony Barragan**, 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 _____

REBECCA PAYETTA

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: _____

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>LeaderOne Financial Corporation</u>
Mailing Address	<u>1600 South Douglass Road, Suite 200A</u> <u>Anaheim, CA 92806</u>

Grantee's Name	<u>Carrington Mortgage Services, LLC</u>
Mailing Address	<u>1600 South Douglass Road, Suite 200A</u> <u>Anaheim, CA 92806</u>

Property Address 55 Carol Rd
Wilsonville, AL 35186

Date of Sale September 27, 2023

Total Purchase price

OT

Actual Value	\$104,925.12
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or

Assessed 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

Sales Contract

Closing Statement

Appraisal

x

Other FC Sale

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 SEP 28 2023

Print

Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact

Unattested

Sign

(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
09/28/2023 02:27:37 PM
\$133.00 JOANN
20230928000290810

Form RT-1

Alli S. Bayal