

Recording requested by:  
FIN Title 24000621.

STATE OF ALABAMA  
SHELBY COUNTY

Return to:  
Albertelli Law  
5404 Cypress Center Drive, Suite 150  
Tampa, FL 33609

Mail Tax Statements to:  
Chase Pays Cash, LLC  
8056 Carrington Drive  
Trussville, AL 35173

File #: AAL23-70340.02

## SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of one hundred seventy thousand one hundred and 00/100 (\$170,100.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken loans Inc., whose post office address is 1050 Woodward Avenue, Detroit, MI 48226, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to Chase Pays Cash, LLC, whose address is 8056 Carrington Drive, Trussville, AL 35173, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

### SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 108 Pinetree Circle, Columbiana, AL 35051  
Parcel ID: 21 7 25 3 001 018.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a

good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 13 day of February, 2024.

[Signature]  
Witness

Denisha Glenn  
Printed Name

[Signature]  
Witness

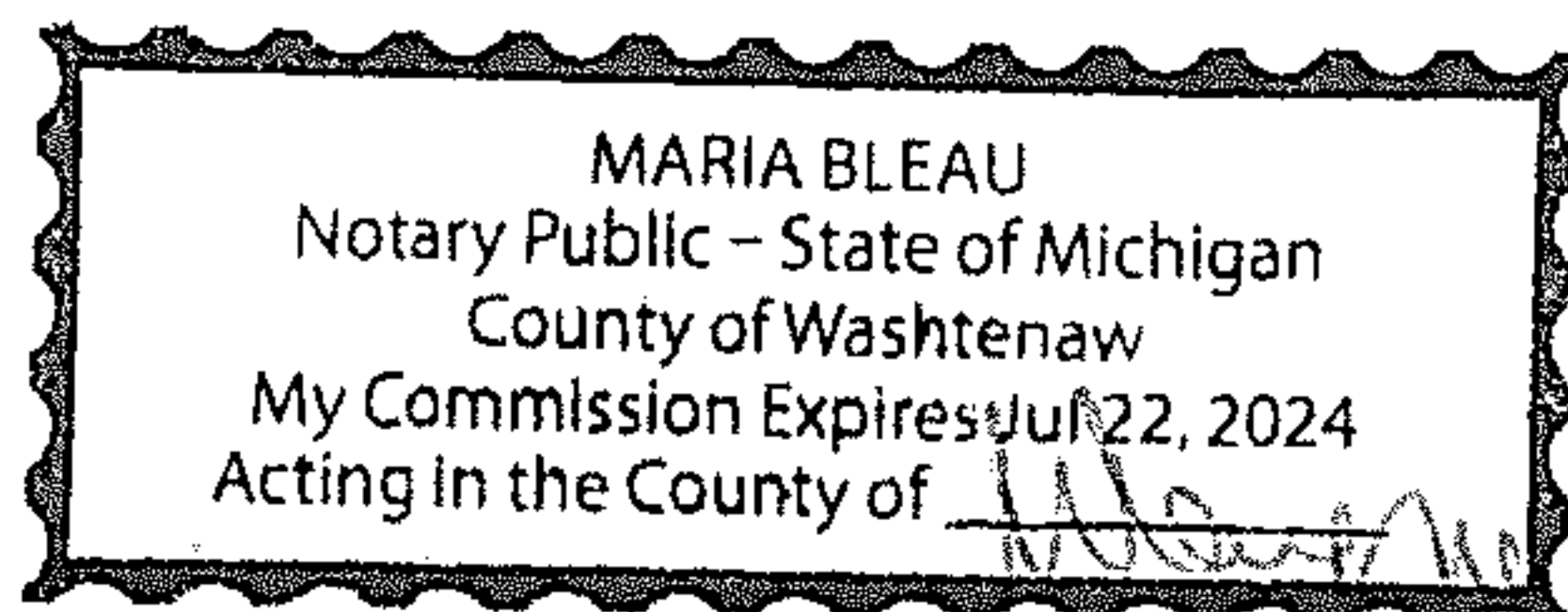
SUSAN BOSSIO  
Printed Name

STATE OF MI

COUNTY OF Washtenaw

I, a Notary Public, in and for said County in said State, hereby certify that Stacey Charbonneau whose name as Loss Mitigation Officer of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken loans Inc is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13 day of February, 2024



[Signature]  
NOTARY PUBLIC  
Print Name Maria Bleau  
My Commission Expires: 7/22/24

Prepared By:  
Ofori Law Firm LLC  
Joey N. Ofori, Esq  
11215-B Lockwood Drive  
Silver Spring, MD 20901

**EXHIBIT “A”**

Lot 5, according to the Map of Briarwood Subdivision, First Sector, as recorded in Map Book 5, Page 23, in the probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/22/2024 08:12:31 AM  
S202.50 PAYGE  
20240222000045630

*Alvin S. Byrd*

## Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Rocket Mortgage, LLC f/k/a  
Mailing Address Quicken Loans, LLC f/k/a Quicke  
1050 Woodward Avenue,  
Detroit, MI 48226

Grantee's Name Chase Pays Cash, LLC  
Mailing Address \_\_\_\_\_  
8056 Carrington Drive  
Trussville, AL 35173

Property Address 108 Pinetree Circle  
Columbiana, AL 35051

Date of Sale 2/13/2024

Total Purchase Price \$ 170,100.00

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other \_\_\_\_\_

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.

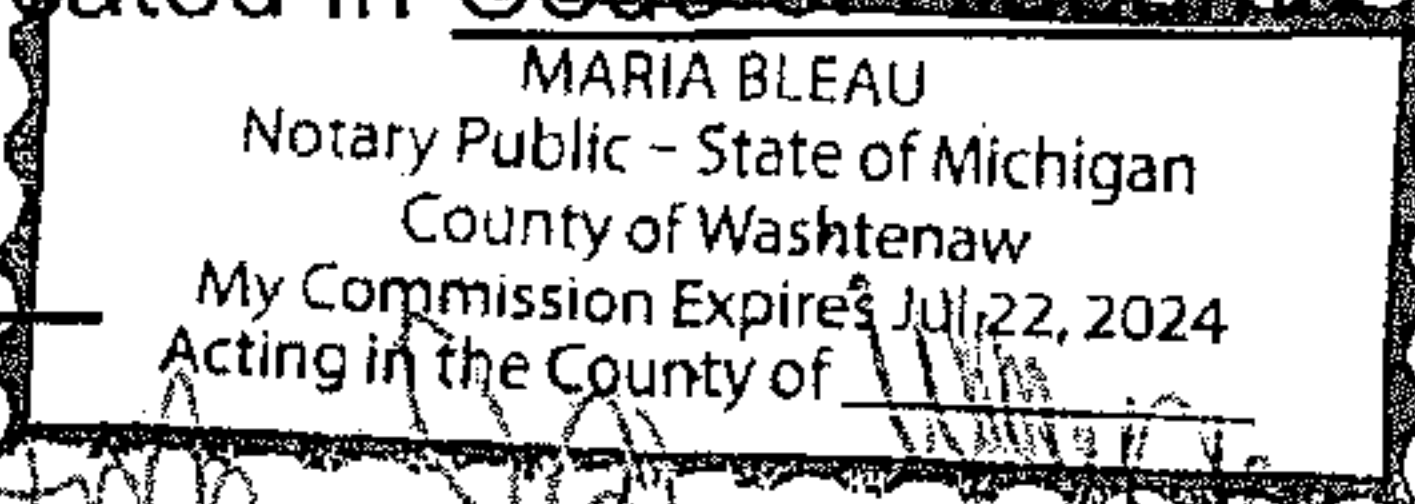
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 2/13/24



Print Stacey Chabourneau

Sign Stacey Chabourneau

Loss Mitigation  
Officer

Unattested Maria Bleau

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1