

| | |
|---|---|
| Prepared by: Stuart Gordan McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203 | Send Property Tax Notice to: 113 Hillside Drive Maylene, AL 35114 |
|---|---|

SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Nine Thousand and 00/100 Dollars (\$149,000.00)** and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **MCLP Asset Company, Inc.** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Fidel A Alvarez Aquino** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, 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:

Lot 36, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 01/10/2024 IN INSTRUMENT NO. 20240110000008940, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Documentary Evidence - Settlement Statement

Property Address: 113 Hillside Drive, Maylene, AL
35114
File#: AL240933

IN WITNESS WHEREOF, MCLP Asset Company, Inc. who is authorized to execute this conveyance, has hereto set its signature and seal, on this 12 day of July, 2024.

MCLP Asset Company, Inc.
By: NewRez LLC f/k/a New Penn Financial,
LLC, d/b/a Shellpoint Mortgage Servicing its
attorney-in-fact

By: [Signature] (SEAL)
Name: Joel Fowler
Title: VP

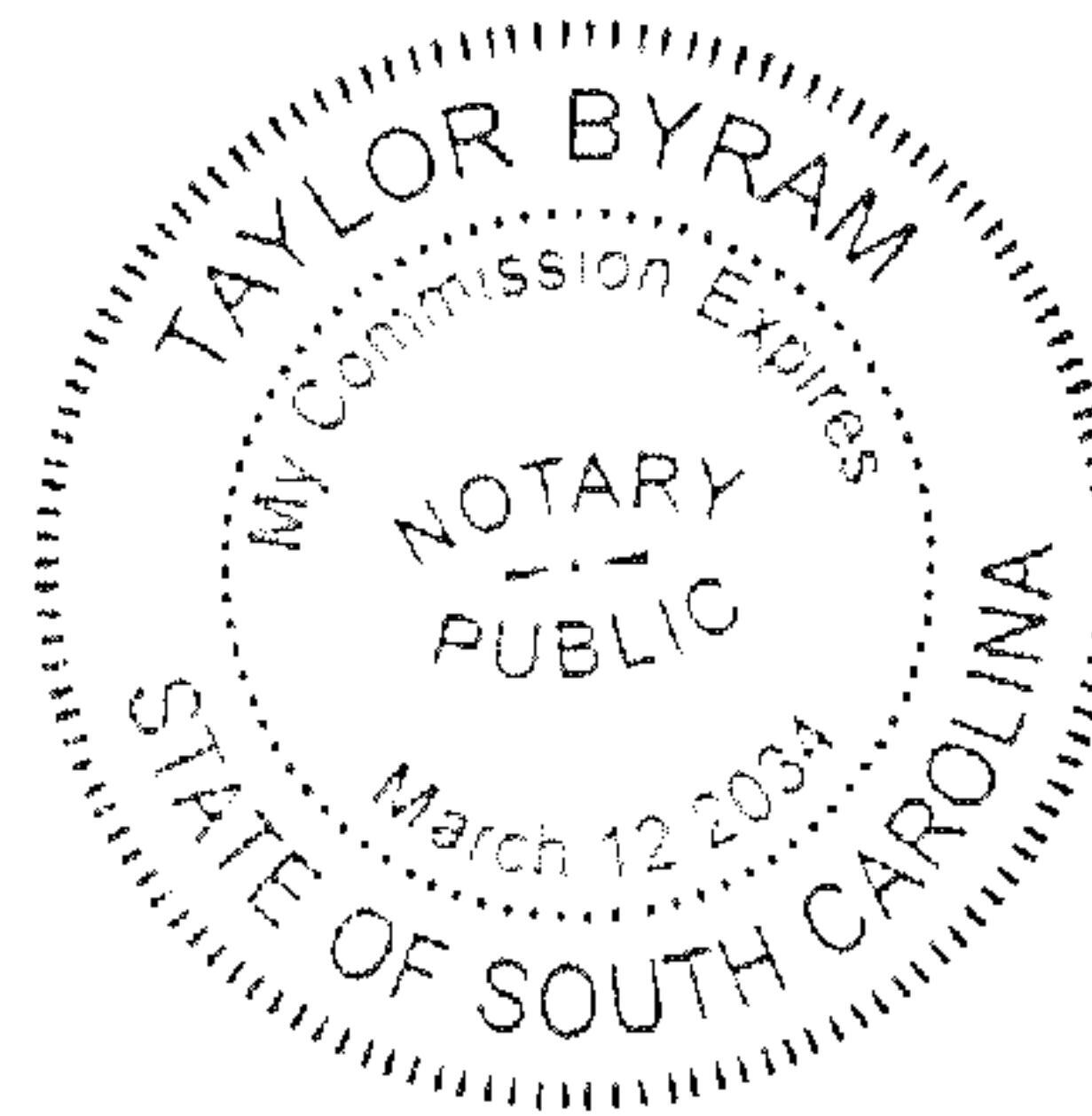
Attested: _____ (SEAL)
Name: Wanda Dantzler
Title: Authorized signer

State of South Carolina
County of Greenville

I, Taylor Byram the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Joel Fowler whose name as VP for NewRez LLC f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing Attorney in Fact for MCLP Asset Company, Inc., is signed to the foregoing conveyance, and who is known to me or has produced _____ as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 12 day of July, 2024.

[Signature]
Notary Public
My Commission expires: 03-12-2034



Grantors' Address:
55 Beattie Place, Suite 110
Greenville, SC 29601

Grantee's Address:
Fidel A. Alvarez Aquino
113 Hillside Dr
Maylene AL 35114

This instrument prepared by:
McCalla Raymer Leibert Pierce, LLC
Closing Department
1544 Old Alabama Road
Roswell, GA 30076

