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STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED executed this 27 day of AUGUST, 2024, for and in CONSIDERATION OF **Two Hundred Ninety-Six Thousand and 00/100 Dollars (\$296,000.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **HB1 ALTERNATIVE HOLDINGS, LLC** whose mailing address is 14405 WALTERS ROAD SUITE 200, HOUSTON, TX 77014 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **JOSE APOLINAR VALENCIA AND ADELA GUTIERREZ QUINTANA, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 5498 BROKEN BOW DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION: THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 590.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 254.24 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 48 DEGREES 21 MINUTES 35 SECONDS LEFT, ALONG SAID RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 86.58 FEET; THENCE 90 DEGREES LEFT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 190.0 FEET; THENCE 90 DEGREES LEFT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 255.52 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL ID: 10 112 0 001 008.070

THIS BEING THE SAME PROPERTY CONVEYED TO HB1 ALTERNATIVE HOLDINGS, LLC FROM MORTGAGE ASSETS MANAGEMENT, LLC BY: BELL CARRINGTON PRICE & GREGG, LLC ITS: ATTORNEY, IN A DEED DATED JUNE 26 2024, AND RECORDED JUNE 26 2024, IN DEED INSTRUMENT NUMBER 20240626000191990.

Property Address: 5498 BROKEN BOW DRIVE, BIRMINGHAM, AL 35242
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

Executed on this 27 day of AUGUST 2024, 20 .

**HB1 ALTERNATIVE HOLDINGS LLC by PHH
MORTGAGE CORPORATION, D/B/A PHH
MORTGAGE SERVICES, as attorney in fact as attorney
in fact**

By: *Randall Reynolds*

Name: RANDALL REYNOLDS
Its: AUTH SIGNER

State of TEXAS
County of HARRIS

I, KAREN MAPLES, a Notary Public in and for the County in said State (or for said State at large), hereby certify that RANDALL REYNOLDS, whose name as AUTH SIGNER (title) of PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES as attorney in fact for HB1 ALTERNATIVE HOLDINGS LLC, a Delaware limited liability company, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing deed, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said Grantor herein on the same day bears date.

Given under my hand (and official seal of office) this 27 day of AUGUST, 2024.

Karen Maples

Notary Public
My commission expires: 05/01/2024



Recordation Requested By/Return to:
TITLEMAX
88 SILVA LANE
MIDDLETOWN, RI 02842
File No. REM-REO-319503

Send Tax Notices to:
JOSE APOLINAR VALENCIA AND ADELA GUTIERREZ QUINTANA
5498 BROKEN BOW DRIVE
BIRMINGHAM, AL 35242

This Instrument Prepared By:

LYNN BYRD AL Bar No. ASB6789D60L

o/b/o BC LAW FIRM, P.A.

PO BOX 44

MONROEVILLE, AL 36461



ALABAMA DEPARTMENT OF REVENUE
INDIVIDUAL & CORPORATE TAX DIVISION
WITHHOLDING TAX SECTION
P.O. Box 327480 • Montgomery, AL 36132-7480
www.revenue.alabama.gov

Form NR-AF3

1/14

Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)

HB1 ALTERNATIVE HOLDINGS, LLC

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*

STREET ADDRESS

5498 Broken Bow Drive

CITY

Birmingham

STATE

AL

ZIP

35242

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, *Code of Alabama 1975*. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

*For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

☐ The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.

☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

☐ The seller or buyer is an agency or authority of the United States of America or the State of Alabama.

☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.

☐ The seller or buyer is a private mortgage insurance company.

☒ The purchase price of the property is less than \$300,000.00.

☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.

☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.

☐ The seller is an insurance company which pays to Alabama a tax on its premium income.

☒ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.

☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.

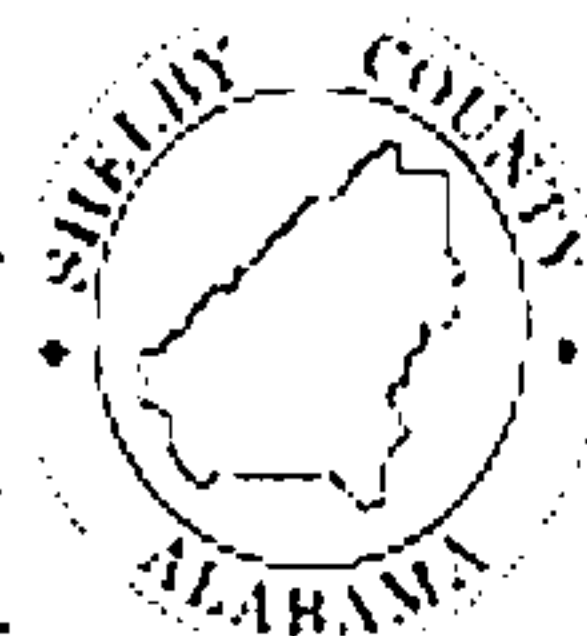
☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is true and correct.

to the best of my knowledge and belief, true, correct, and complete.

SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)

8/



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 09:05:52 AM
\$327.00 JOANN

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)

Sworn to and subscribed before me this

27 day of AUGUST 2024

Karen Maples

Notary Public

My commission expires 05/01/2025

