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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 1 day of AUGUST, 2024, for and in CONSIDERATION OF **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **SEATTLE BANK** 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 **GLENDA BROWN, A MARRIED PERSON**, whose mailing address is 170 CHASE CREEK CIRCLE, PELHAM, AL 35124 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, City of PELHAM, state of Alabama, to wit:

LOT 36, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior instrument reference: Document No. 20240514000141850, of the Public Records of the District Recorder of SHELBY County, State of Alabama.

Property Address: 170 CHASE CREEK CIRCLE, PELHAM, AL 35124
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 1 day of AUGUST 2024, 20 .

SEATTLE BANK

By PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES, as attorney in fact

By: *Randall Reynolds*

Name: RANDALL REYNOLDS

Its: AUTH SIGNER

State of TEXAS
County of HARRIS

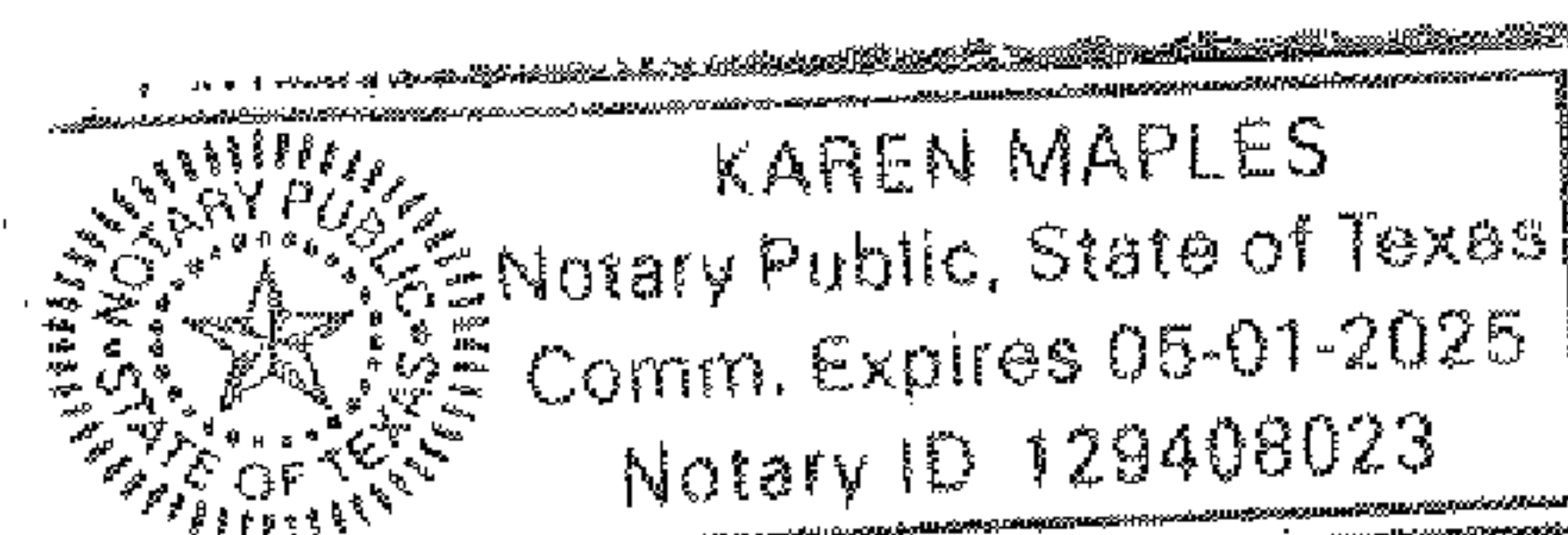
I, KAREN MAPLES, a Notary Public in and for the County in said State (or for said State at large), hereby certify that RANDALL REYNOLDS, whose name as AUTH SIGNER (title) of PHH MORTGAGE CORPORATION, D/B/A PHH MORTGAGE SERVICES as attorney in fact for SEATTLE BANK is signed to the foregoing deed, and 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 1 day of AUGUST, 2024.

Karen Maples

Notary Public

My commission expires: 05/01/2025



Recordation Requested By/Return to:

Send Tax Notices to:

GLENDIA BROWN
170 CHASE CREEK CIRCLE
PELHAM, AL 35124

This Instrument Prepared By:

LYNN BYRD AL Bar No. ASB6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

**Filed and Recorded****Official Public Records**

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

09/06/2024 02:15:26 PM

\$175.00 JOANN

20240906000278240

Allen S. Byrd