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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 3 day of SEPTEMBER, 20²⁴, for and in CONSIDERATION OF **Two Hundred Seventy-Two Thousand and 00/100 Dollars (\$272,000.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **SEATTLE BANK** whose mailing address is 14405 WALTERS RD., #200, HOUSTON, TX 77014 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **CODY MARCUM AND KRISTIN MARCUM, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 6749 DOUBLE OAK CT, 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF BIRMINGHAM, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

LOT 69, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior instrument reference: Document No. 2024051000141860 of the Public Records of the District Recorder of SHELBY County, State of Alabama.

Property Address: 825 GREYSTONE HIGHLANDS 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 3 day of SEPTEMBER, 20 24.

SEATTLE BANK

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

By: 

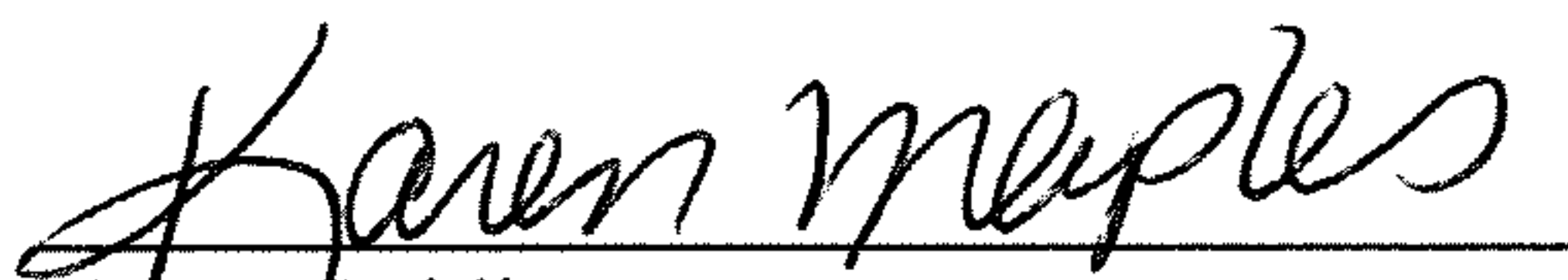
Name: TAWANA MAXWELL

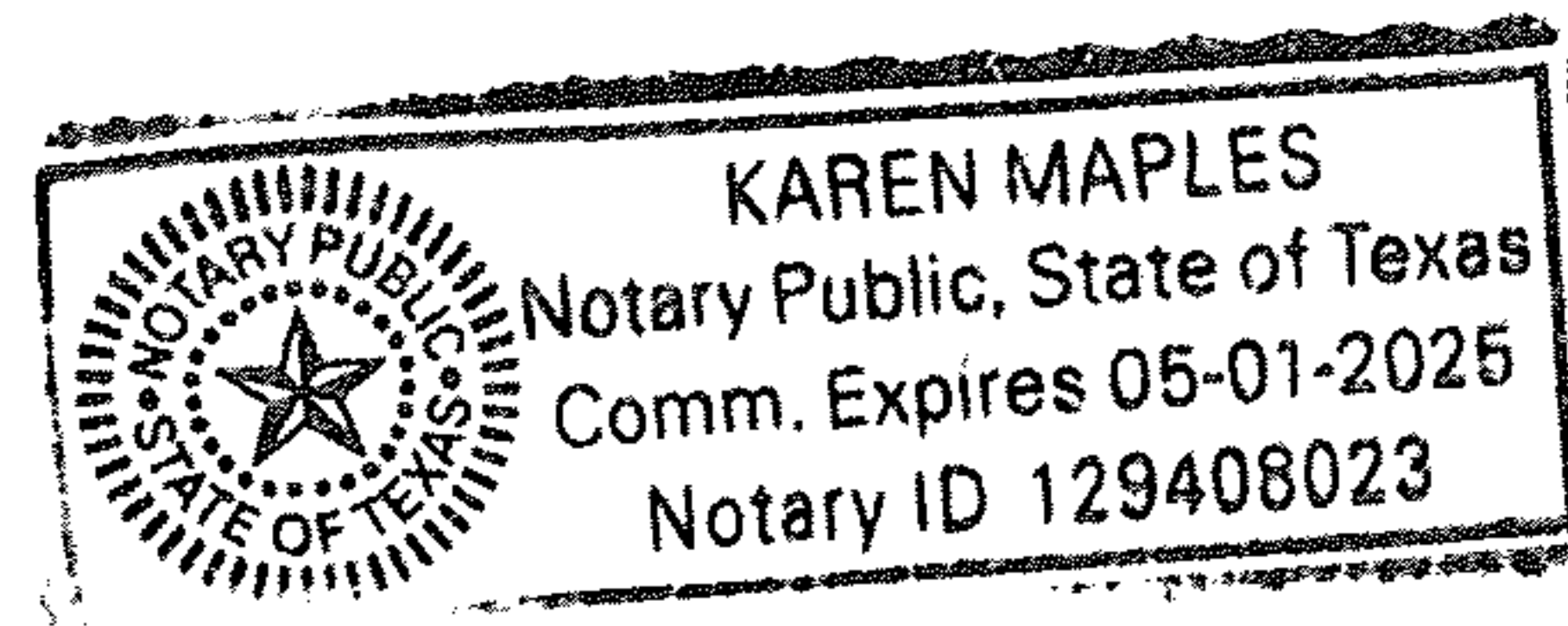
Its: AUTH SIGNER

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 TAWANA MAXWELL, 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 3 day of SEPTEMBER, 20 24.


Notary Public
My commission expires: 05/01/2025



Recordation Requested By/Return to:
TITELMAX
88 SILVA LANE
MIDDLETOWN, RI 02842
File No. REM-REO-309630

Send Tax Notices to:
CODY MARCUM AND KRISTIN MARCUM
6749 DOUBLE OAK CT
BIRMINGHAM, AL 35242

This Instrument Prepared By:
THOMAS H. CLAUNCH III AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY 209
MONTGOMERY, AL 36117

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name SeattleBank
 Mailing Address 14405 Walters Rd
#200
Houston TX 77014

Grantee's Name Cody Marcum and Kristin Marcum
 Mailing Address 825 Greystone Highlands Drive
Birmingham AL 35242

Property Address 825 Greystone Highlands Drive
Birmingham AL 35242

Date of Sale 9/3/24

Total Purchase Price \$ 272,000.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2024 03:05:22 PM
 \$300.00 PAYGE
 20241001000306840

Allen S. Boyd

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 ☐ Appraisal
☐ Sales Contract ☒ Other WARRANTY DEED
☐ Closing Statement

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 10-1-24

Print *[Signature]*

Sign *[Signature]*

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one