

Commitment Number: 220216440
Seller's Loan Number: 8007346338

AFTER RECORDING RETURN TO:
NIK MCCRIMON and LAURIE MCCRIMON
174 Savannah Ln
Calera, AL 35040

MAIL TAX STATEMENTS TO:
NIK MCCRIMON and LAURIE MCCRIMON
174 Savannah Ln
Calera, AL 35040

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 22-9-31-2-002-047.000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 28 day of Aug, 2024 by and between **PENNYMAC LOAN SERVICES, LLC**, whose mailing address is 3043 Townsgate Road, Ste 200, Westlake Village, CA 91361, hereinafter referred to as Grantor(s) **NIK MCCRIMON and LAURIE MCCRIMON**, whose mailing address is 174 Savannah Ln, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Nine Thousand Nine Hundred Dollars and Zero Cents (\$259,900.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of Alabama:

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

LOT 402, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE LEGAL DESCRIPTION WAS OBTAINED FROM A PREVIOUSLY RECORDED INSTRUMENT.

BEING THE SAME PROPERTY CONVEYED FROM SECRETARY OF VETERANS AFFAIRS TO PENNYMAC LOAN SERVICES, LLC AS SET FORTH IN INSTRUMENT NO. 20220224000077680, RECORDED 02/24/2022 OF SHELBY COUNTY, ALABAMA RECORDS.

Property commonly known as: 174 Savannah Ln, Calera, AL 35040


This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Executed by the undersigned on 8-28, 2024:

PENNYMAC LOAN SERVICES, LLC

By: 

Print Name: **Kelly McFarland**
First Vice President, REO

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

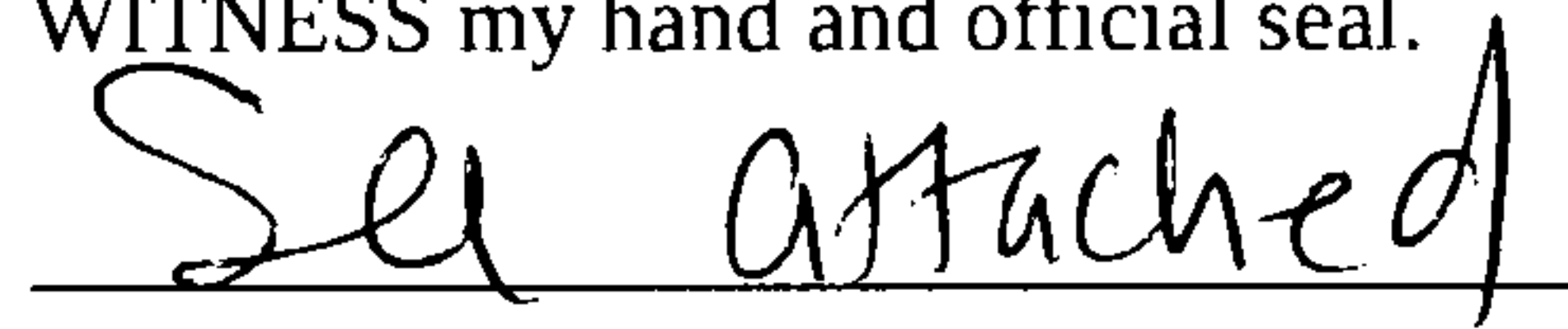
State of California

County of _____

On _____ before me, _____, a Notary Public (insert Name of Notary Public and Title, personally appeared _____ its _____ on behalf of **PENNYMAC LOAN SERVICES, LLC** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity or capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(SIGNATURE OF NOTARY)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On 8-28- 2024 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

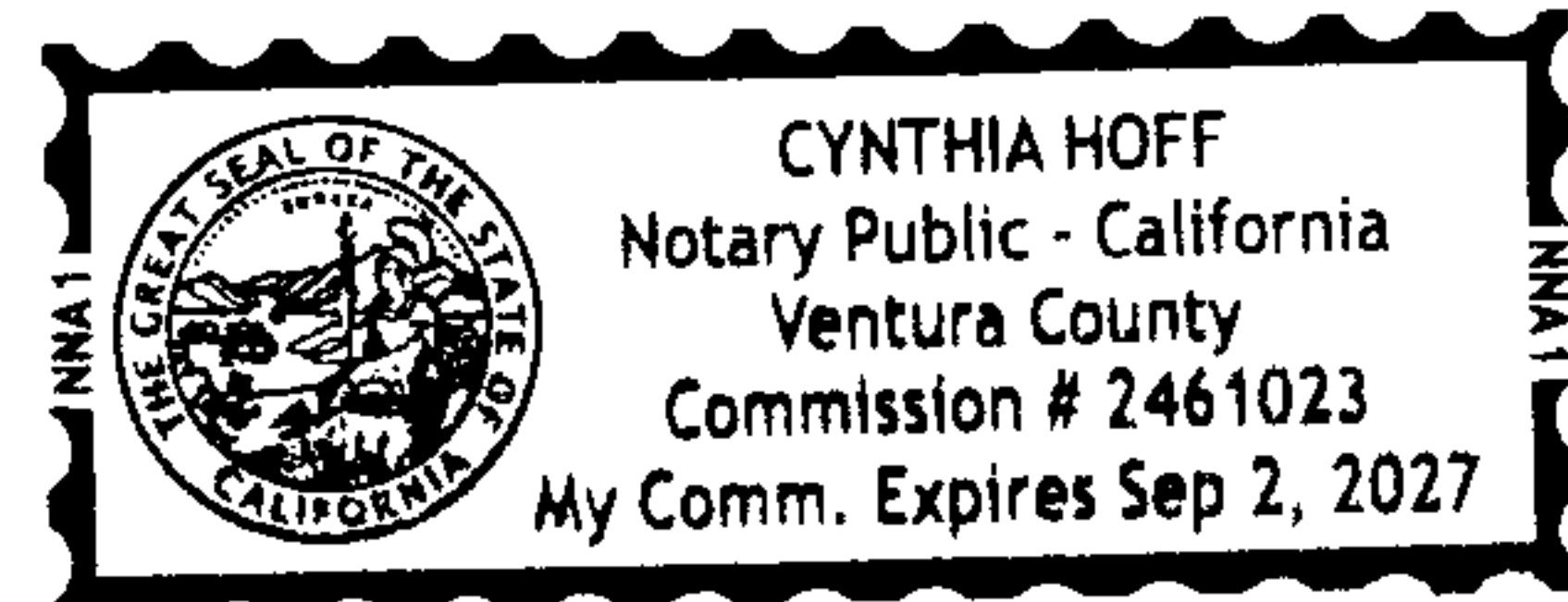
personally appeared Kelly McFarland,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



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

PENNYMAC LOAN SERVICES, LLC

NIK MCCRIMON and LAURIE MCCRIMON

Grantor's Name

Grantee's Name

Mailing Address

Mailing Address

3043 Townsgate Road, Ste 200

174 Savannah Ln

Westlake Village, CA 91361

Calera, AL 35040

08/28/2024

Property Address

Date of Sale

174 Savannah Ln

08/28/2024

Calera, AL 35040

Total Purchase Price \$259,900.00

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/14/2024 09:36:40 AM

\$86.00 DANIEL

20241014000321230



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☐ Appraisal☐ Sales Contract☐ Other☒ 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 09/20/2024

Print STEPHANIE ATKINS

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one