

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Center
Suite 400
Hoover, Al. 35244

Send Tax Notice To:
TH MSR Holdings LLC
1601 Utica Avenue South
Suite 900
St. Louis Park, MN. 55146

File: **AL1-24-0255**

STATE OF ALABAMA
COUNTY OF SHELBY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **TEN Dollars and no/100ths (\$10.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Federal National Mortgage Association aka Fannie Mae** (hereinafter referred to as **GRANTOR**), does hereby remise, release, quit claim, grant, sell, and convey to **TH MSR Holdings LLC** (hereinafter referred to as **GRANTEE**), all of GRANTOR's right, title, interest and claim in or to the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 52, Courtyard Manor Subdivision, a map or plat of which is recorded in Map Book 35, Page 144 A&B, in the Probate Office of Shelby County, Alabama.

Together with beginning at a 5/8 inch rebar found at the intersection of the Easterly line of Lot 52 of Courtyard Manor as recorded in Plat Book 25, Page 144 in the Office of the Judge of Probate for said county and the Easterly right of way of Normandy Lane, also being the most Southerly corner of said Lot 52; thence North 52 degrees 42 minutes 00 seconds East along the Easterly line of said Lot 52 for a distance of 413.76 feet to the Northeast corner of said Lot 52; thence South 87 degrees 32 minutes 28 seconds East for a distance of 49.28 feet to a point; thence South 56 degrees 41 minutes 31 seconds West for a distance of 452.75 feet to the point of beginning.

This conveyance is subject to easements, restrictions, reservations, covenants, conditions, minerals and mining rights, rights of way, of record, if any.

IN WITNESS WHEREOF, we have hereunto set my hands and seals on this the 16th day of October, 2024.

Federal National Mortgage Association aka Fannie Mae

BY: Paula Scott
Continental Real Estate Services, Inc. as
Attorney in Fact

STATE OF MISSOURI

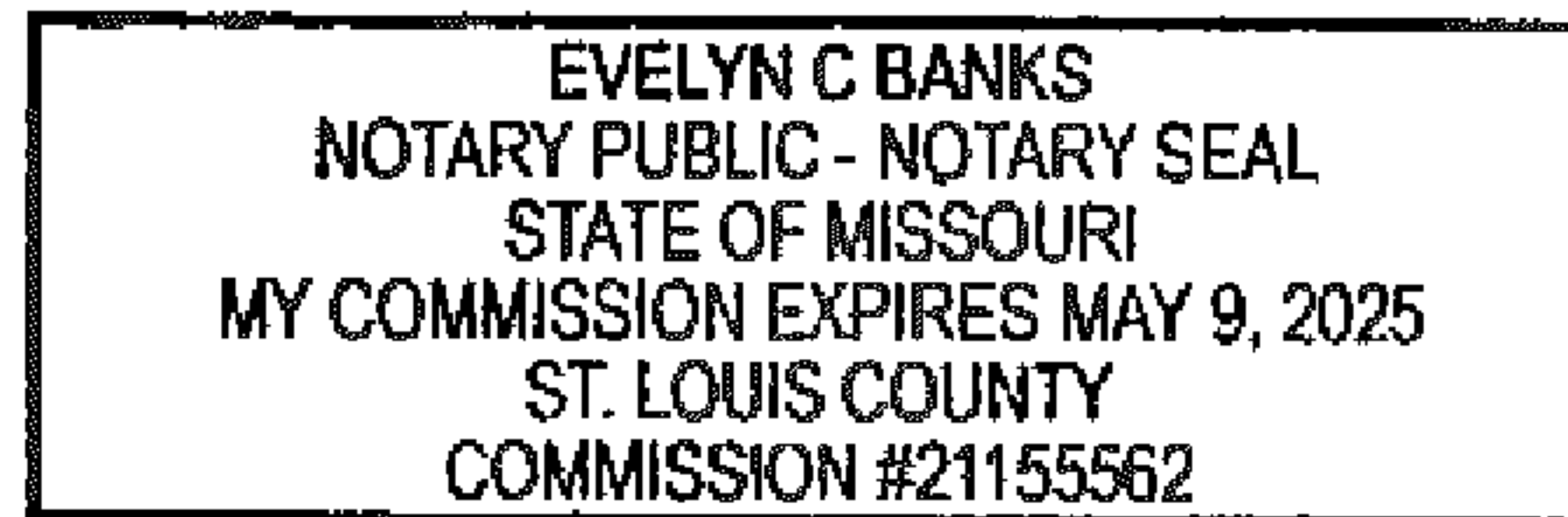
COUNTY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula J. Scott, whose name as Vice President of Continental Real Estate Services, Inc. as Attorney in Fact for Federal National Mortgage Association aka Fannie Mae, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of Federal National Mortgage Association aka Fannie Mae, on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2024

Evelyn C Banks
Notary public, State of Missouri

My Commission expires: May 9, 2025



Grantor's Address: P.O. Box 650043, Dallas TX 75265-0043

Grantee's Address: 1601 Utica Avenue S, Suite 900, St. Louis Park, MN 55146

Property Address: 333 Normandy Lane, Chelsea, AL 35043

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Federal National Mortgage Association
aka Fannie MaeGrantee's Name: TH MSR Holdings LLCMailing Address: P.O. Box 650043
Dallas TX 75265-0043Mailing Address: 1601 Utica Avenue South
Suite 900
Saint Paul, MN 55146Property Address: 333 Normandy Lane
Chelsea, AL 35043

Date of Sale: _____

Assessor's Market Value: \$737,500.00

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: Tax Assessor☐ 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: 10/21/24Print: ALDRIDGE PITE LLP
Jeff G. Underwood, Esq.

Unattested _____

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/21/2024 12:14:52 PM
 \$765.50 PAYGE
 20241021000329290

Alden S. Boyd

Form RT-1