

**Prepared By:**  
Robert J. Wermuth  
Padgett Law Group  
4245 Balmoral Drive SW, Suite 101  
Huntsville, AL 35801

After Recording Return To Property Address:  
Ellery W. Cummings  
24 Cummings Drive  
Montevallo, AL 35115

**SPECIAL WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II, located at 6061 S Willow Drive, Suite 300, Greenwood Village, CO 80111 (hereinafter known as "Grantor"), in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Ellery W. Cummings, an unmarried man, residing at 24 Cummings Drive, Montevallo, AL 35115, County of Shelby, State of Alabama (hereinafter known as "Grantee"), the following described real property and premises, situated in Shelby County, State of Alabama, to wit:

A lot or parcel of land located in the NE ¼ of the NW ¼ of Section 3 Township 22 South, Range 4 West, Shelby County, Alabama and more particularly described as follows:

Commence at a point on the south boundary of County Highway No. 10 on the East boundary of parcel conveyed to Agnes Cummings, said parcel described and recorded in Deed Book 222 Page 983 in the probate records of Shelby County and said point being 513.1 feet north of the SE corner of said tract; thence run North 79 degrees 40 minutes West along said highway boundary 213.5 feet; thence run South 191 feet; thence run South 83 degrees 10 minutes East 211.5 feet; thence run North 177.7 feet to the point of beginning.

A right-of-way for a road 20 feet in width is reserved across the east end of the above described lot.

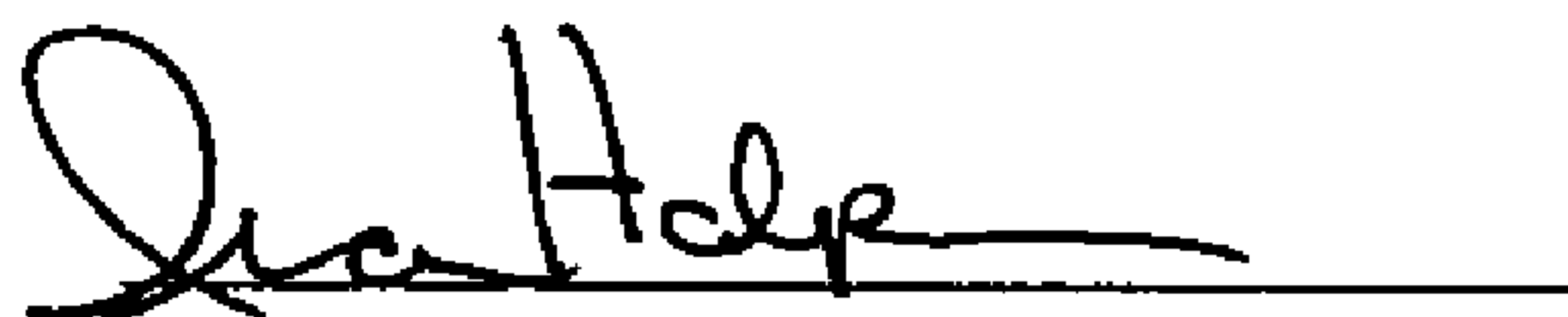
TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

CAM Ventures Holdings, LLC, as attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust I



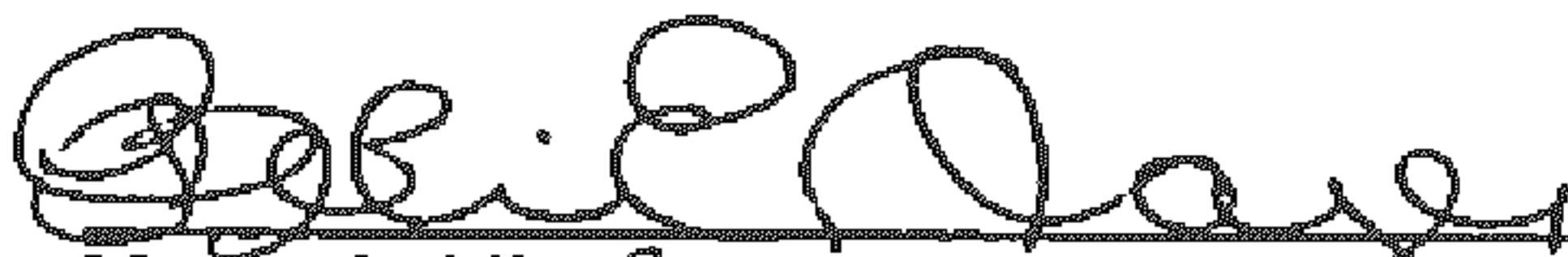
BY: Ivan Halpern

ITS: Vice President

STATE OF New York  
COUNTY OF Nassau

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ivan Halpern, whose name as Vice President of CAM Ventures Holdings, LLC, as attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust I, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 16<sup>th</sup> day of October, 2024.

  
Notary Public ROBIN E. MAYER

My Commission Expires: 3-16-26

ROBIN E. MAYER  
NOTARY PUBLIC, State of New York  
No. 01MA4993422  
Qualified in Nassau County  
Term Expires March 16, 2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Wilmington Savings Fund Society  
6061 S Willow Drive, Suite 300  
Greenwood Village, CO 80111

Grantee's Name  
Mailing Address

Ellery W Cummings  
24 Cummings Drive  
Montevallo, AL 35115

Property Address

24 Cummings Drive  
Montevallo, AL 35115

Date of Sale

10/21/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 135,330.00

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

☐ 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.

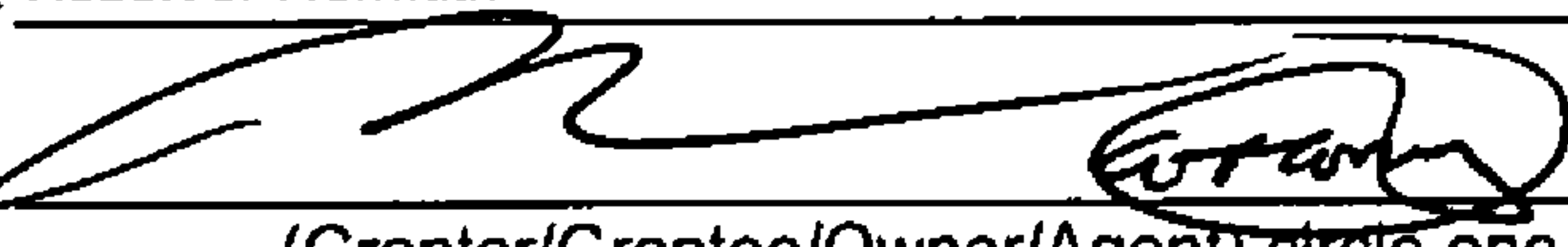
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 10/21/2024

Unattested

Print Robert J. Wernuth

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/21/2024 02:12:53 PM  
\$164.50 PAYGE  
20241021000329540

Allen S. Bayl