

Meredith PrickettSend tax notice to:
Mohamman Jasim Uddin
289 Hidden Creek Trail
Pelham AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **NewRez LLC d/b/a Shellpoint Mortgage Servicing Inc., an Delaware Corporation**, (hereinafter referred to as "Grantor"), whose address is 75 Beatie Place, Greenville, South Carolina 29601, for and in consideration of the sum of one hundred sixty eight thousand two hundred fifty eight dollars and 00/100 Dollars (\$168,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Mohammad Jasim Uddin**, whose address is 289 Hidden Creek Trail Pelham AL 35124 (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 5, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27 Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

126,193 of the purchase price was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And the said NewRez LLC d/b/a Shellpoint Mortgage Servicing Inc. makes no warranty of covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said **NewRez LLC d/b/a Shellpoint Mortgage Servicing** by Meredith Prickett its VP who is authorized to execute this conveyance, has hereto set its signature and seal this the 25 day of October, 2024.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Meredith Prickett

By: Meredith Prickett

Its: VP

State of South Carolina)
Greenville County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Meredith Prickett, as VP of NewRez LLC d/b/a Shellpoint Mortgage Servicing 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/they as such VP and with full authority, executed the same voluntarily for and as the act of said limited liability company.

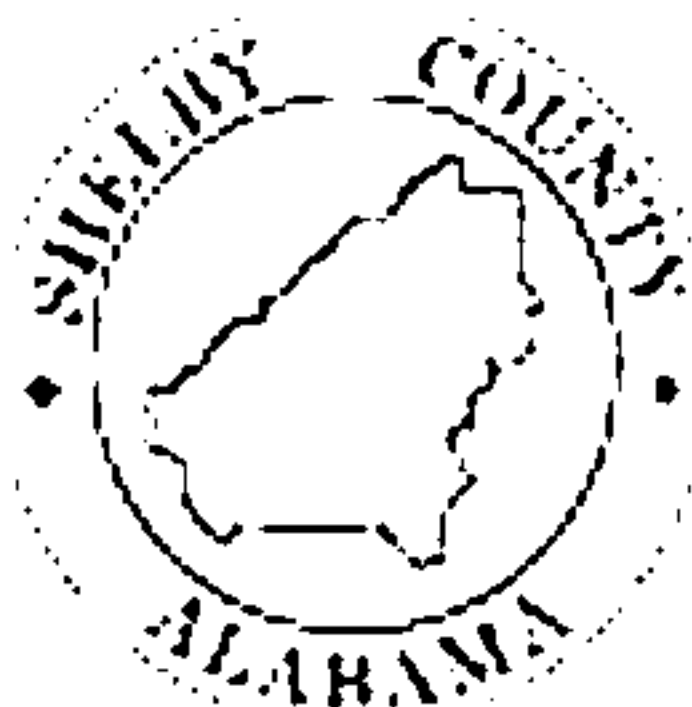
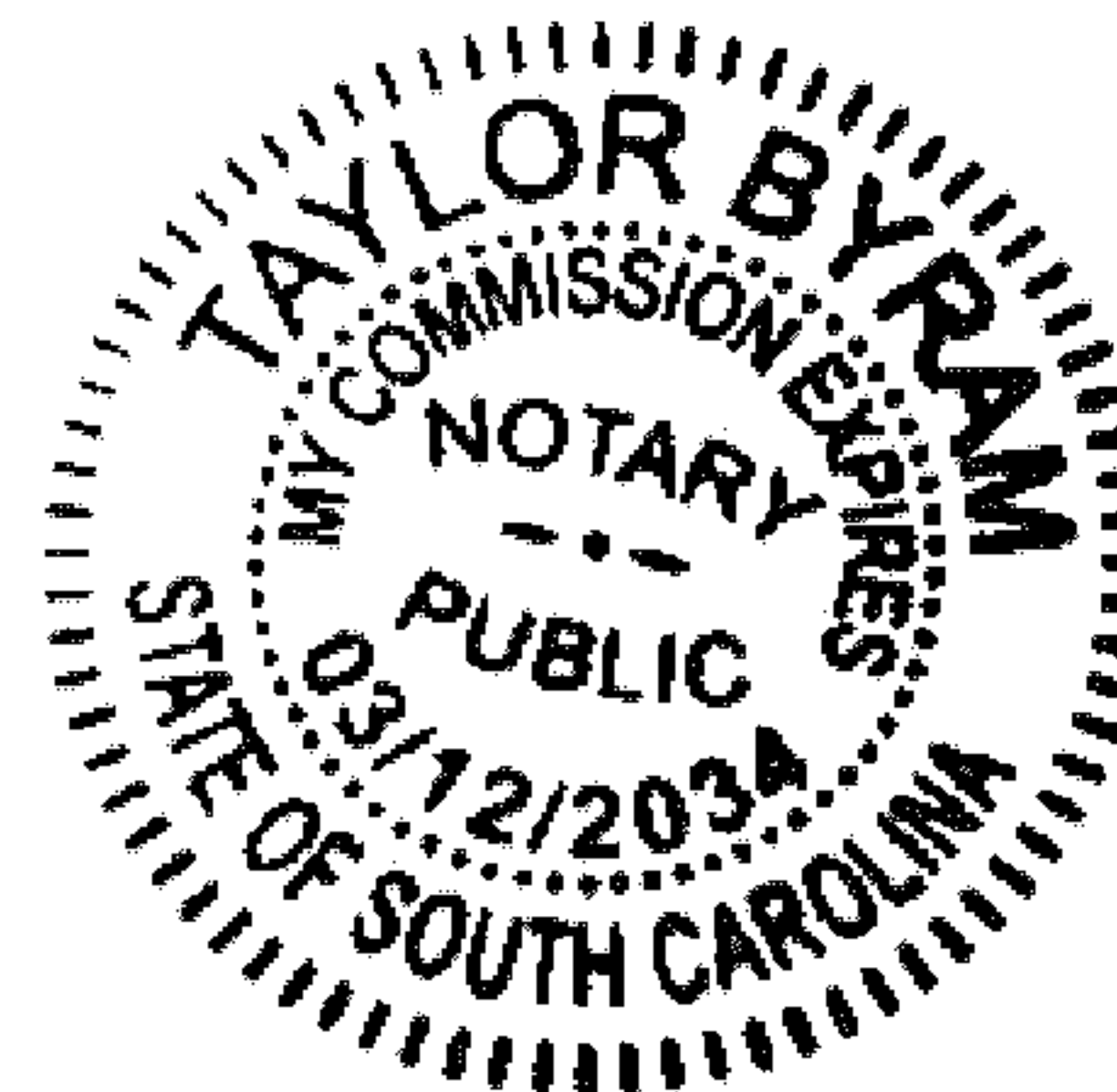
Given under my hand and official seal this 25 day of October 2024.

Taylor Byram

Notary Public Taylor Byram

My commission expires: 3/12/2034

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM-24-7031



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL 2
10/30/2024 12:34:09 PM
\$67.50 BRITTANI
20241030000339230

Allie S. Byrd