

Commitment Number: 240343715  
Seller's Loan Number: 72826128

AFTER RECORDING RETURN TO:  
JUANA VAZQUEZ VALLEJO and RIGOBERTO JIMENEZ GONZALEZ  
1049 Hidden Forest Dr  
Montevallo, AL 35115

MAIL TAX STATEMENTS TO:  
JUANA VAZQUEZ VALLEJO and RIGOBERTO JIMENEZ GONZALEZ  
1049 Hidden Forest Dr  
Montevallo, AL 35115

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

Parcel ID No.: 27 4 17 0 000 016.008

### **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 29<sup>th</sup> day of October 2024 by and between **RADIAN GUARANTY INC.**, whose mailing address is 550 East Swedesford Rd, Suite 350, Wayne, PA 19087, hereinafter referred to as Grantor(s) **JUANA VAZQUEZ VALLEJO and RIGOBERTO JIMENEZ GONZALEZ**, whose mailing address is 1049 Hidden Forest Dr, Montevallo, AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Nine Thousand Nine Hundred Dollars and Zero Cents (\$109,900.00), 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:

**LOT 22, ACCORDING TO THE MAP OF RIPPLE CREEK ESTATES, PHASE II, AS RECORDED IN MAP BOOK 14, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

BEING THE SAME PROPERTY AS CONVEYED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE TO RADIAN GUARANTY INC. AS DESCRIBED IN SPECIAL WARRANTY DEED, DATED 06/27/2024, RECORDED 10/16/2024, IN INSTRUMENT# 20241016000324290, SHELBY COUNTY RECORDS.

Property commonly known as: 75 Dana Drive, Montevallo, AL 35115

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 29<sup>th</sup> day of October, 2024.

**RADIAN GUARANTY INC.**

By: [Signature]

Name: Robert Miller

Title: VP Loss Mitigation

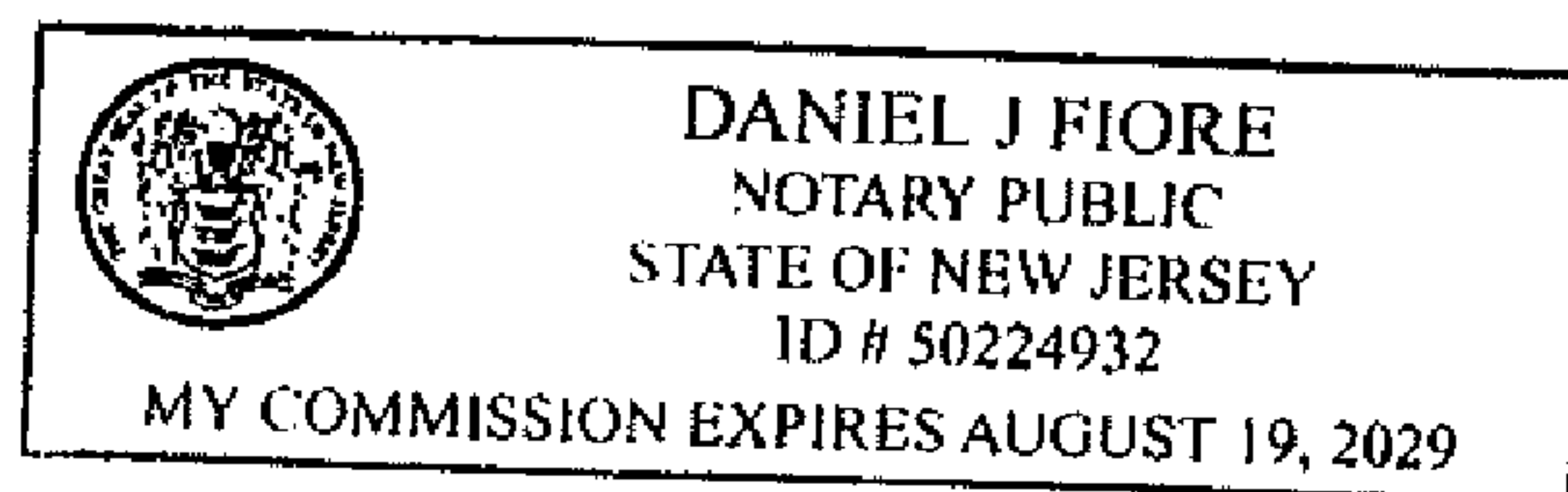
STATE OF New Jersey  
COUNTY OF Camden

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Robert Miller, whose name as VP - Loss Mitigation of **RADIAN GUARANTY INC.** 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **RADIAN GUARANTY INC.**

Given under my hand and seal this the 29<sup>th</sup> day of October, 2024.

[Signature]  
NOTARY PUBLIC

My commission expires: August, 19, 2029



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/07/2024 08:44:20 AM**  
**\$138.00 JOANN**  
**20241107000347140**

Allie S. Bayal