

This Document Prepared By:

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Henderson, NV 89014
Phone: 702-736-6400

After Recording Send Tax Notice To:

Isabel Castillo Lopez
315 Bonnieville Drive
Calera, AL 35040

Assessor's Parcel Number: 28 5 16 3 002 017.000

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of SIXTY-ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$61,200.00), to the undersigned GRANTOR, PHH Mortgage Corporation, a corporation organized and operating under the laws of the State of New Jersey, whose address is 1661 Worthington Road, Suite 100, West Palm Beach, FL, 33409, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey and SPECIALLY WARRANT unto Isabel Castillo Lopez – Married, taking as separate property, (herein referred to as grantee), whose mailing address is 315 Bonnieville Drive, Calera, AL 35040, the following described real estate, situated in Shelby County, AL, to wit:

LOTS 1, 2, 3 AND 4, BLOCK 90, ACCORDING TO J. R DUNSTAN'S MAP AND SURVEY OF THE TOWN OF CALERA, ALABAMA, SITUATED IN SHELBY COUNTY, ALABAMA.

MORE commonly known as: 1818 4th Avenue, Calera, AL 35040

Source of Title Ref.: Deed: Recorded July 21, 2022; Doc. No. 20220721000287390

Total Purchase Price: \$61,200.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date: 11/14/2024 Printed Name: DANIEL DELPESCHE
Signature: *Daniel Delpesche*

IN WITNESS WHEREOF, the said GRANTOR, by its contract management coordinator,
who is authorized to execute this conveyance, has hereunto set its signature and seal, this 14 day
of November, 2024

Attest: *Carlene Reid*
Carlene Reid contract management coordinator

PHH Mortgage Corporation
By: *Daniel Delpesche*
DANIEL DELPESCHE contract management coordinator
Printed Name & Title

Printed Name & Title
STATE OF Florida)
COUNTY OF Palm Beach) ss

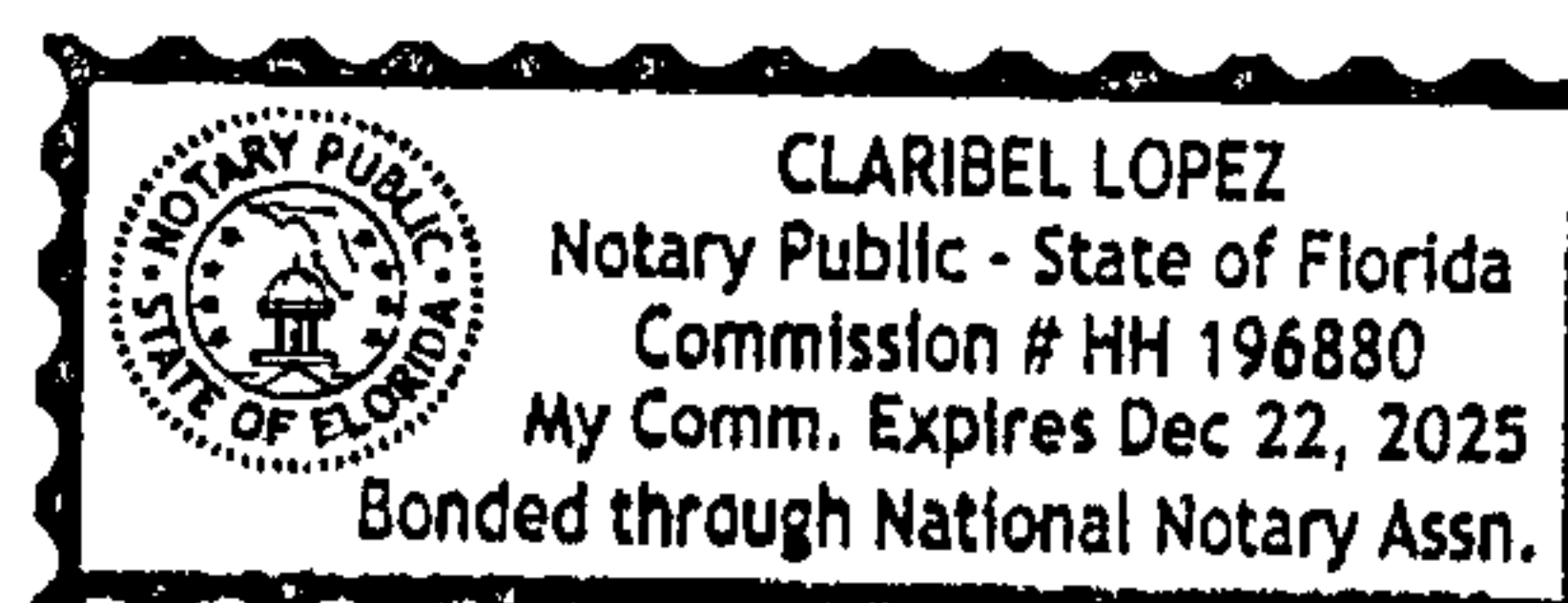
I, Claribel Lopez, a Notary Public in and for
said County, in said State, hereby certify that DANIEL DELPESCHE and Carlene Reid,
whose name as contract management coordinator of the PHH Mortgage Corporation, a
corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me by
means of ☒ physical presence or ☐ online notarization on this day, that, being informed of the contents
of the above and foregoing conveyance, he/she, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation on the day the same bears date.

NOTARY STAMP/SEAL

[x] personally known to me CL 11/14/2024

Given under my hand and official seal of office this 14
day of November, A.D., 2024.

Claribel Lopez
NOTARY PUBLIC
Notary Commission Expires: **Claribel Lopez**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name PHH Mortgage CorporationGrantee's Name Isabel Castillo LopezMailing Address 1661 Worthington Road,
Suite 100, West Palm Beach, FL 33409Mailing Address 315 Bonnieville Drive, Calera,
AL 35040Property Address 1818 4th Avenue, Calera,
AL 35040

Date of Sale _____

Total Purchase Price \$61,200.00

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

☒

Sales Contract

☐

Closing Statement

☐

Appraisal

☐

Other _____

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 11-14-2024
☐ Unattested Carlene Reid
(verified by)
contract management coordinator

Print DANIEL DELPESCHE contract management coordinator
Sign [Signature] (Grantor)

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2024 08:11:48 AM
\$92.50 JOANN
20241122000362280

Allie S. Bayl