

INVESTOR NUMBER: 013-0088093-703-203B
FILE NUMBER: 25-01586-PM-AL
MORTGAGOR(S): Anna Killough

Grantee's Address:

Secretary of Housing and Urban Development, their successors and assigns
c/o Information Systems & Networks Corp.
2000 N Classen Blvd.
Suite 3200
Oklahoma City, OK 73106

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **PennyMac Loan Services, LLC** does hereby grant, bargain, sell, and convey unto Grantee, **Secretary of Housing and Urban Development, their Successors and Assigns**, hereafter referred to as Grantee, whose address is HUD's MCM 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 15-A, according to the Survey of Brook Forest Addition to Wyndham, Phase Two, as recorded in Map Book 30, Page 85, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, their successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

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Executed on this 9th day of May, 2025.

PennyMac Loan Services, LLC

By: Kaili Abram
Kaili Abram

Authorized Representative
Its: _____

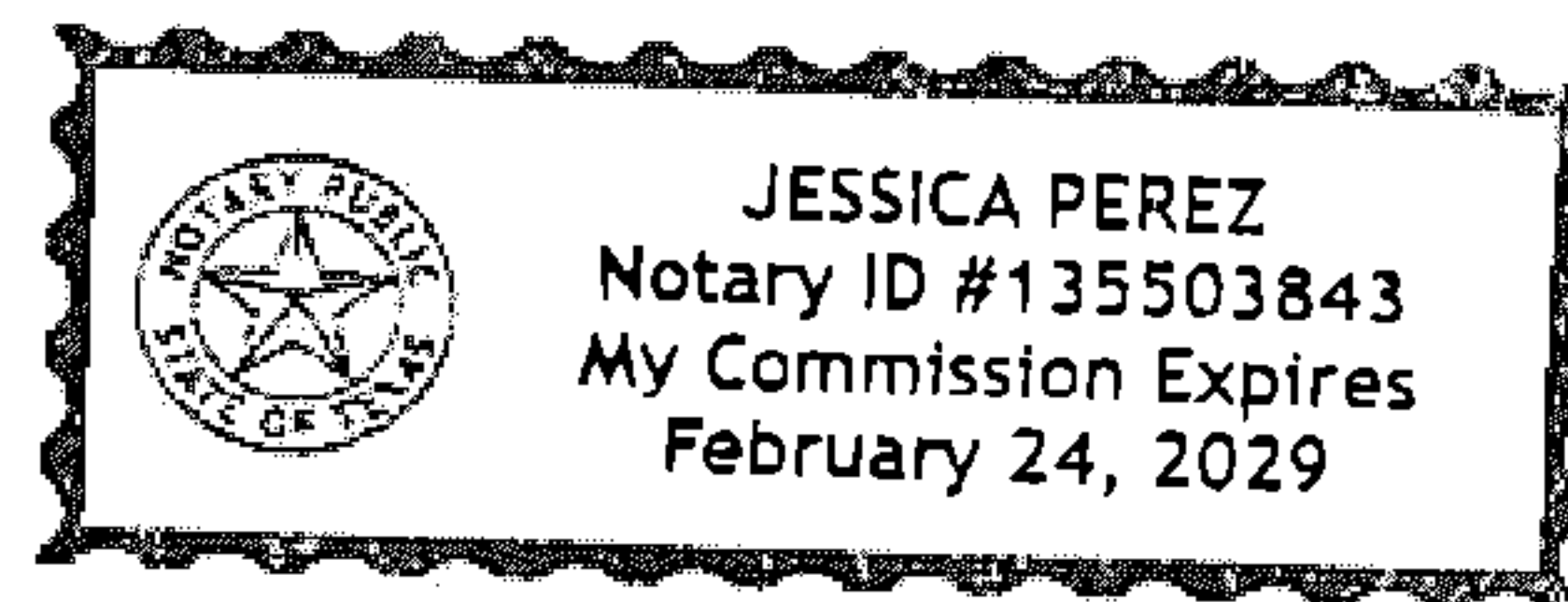
STATE OF Texas)

COUNTY OF Tarrant)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kaili Abram, whose name as Authorized Representative of PennyMac Loan Services, LLC 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/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 9 day of May, 2025.

Jessica Perez
Notary Public
My Commission Expires: 02/24/29



THIS INSTRUMENT PREPARED BY:
Ginny Rutledge, Esq.
Tiffany & Bosco, P.A.
2501 20th Place South
Suite 300
Homewood, AL 35223
25-01586-PM-AL

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	PennyMac Loan Services, LLC	Grantee's Name	Secretary of Housing and Urban Development
Mailing Address	3043 Townsgate Road #200 Westlake Village, CA 91361	Mailing Address	c/o Information Systems & Networks Corp. 2000 N Classen Blvd. Suite 3200 Oklahoma City, OK 73106
Property Address	<u>9458 Brook Forest Cir.</u> <u>Helena, AL 35080</u>	Date of Sale	<u>May 9, 2025</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	<u>\$231,000.00</u>

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 Assessor Website
☐ 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.

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 5/21/2025

Print Amina Leader

☐ Unattested

 (verified by)

Sign *Amina Leader*
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2025 08:59:03 AM
\$29.00 PAYGE
20250527000159650

Allen S. Beal