

After recording return to:
ServiceLink
1325 Cherrington Parkway
Moon Township, PA 15108
ServiceLink No. 220435912

Mail tax statements to:
Secretary of Housing and Urban Development
C/O Information Systems Networks Corp (ISN)
Attention: Mortgagee Compliance Manager
2000 N Classen Blvd #3200
Oklahoma City, OK 73106

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 15TH day of November, 2023, by and between **Planet Home Lending, LLC**, a mailing address of 321 Research Pkwy, Ste 303, Meriden, CT 06450, hereinafter referred to as Grantor(s) and **Secretary of Housing and Urban Development, their successors and assigns**, a mailing address of C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, 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(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5050 Beabout Dr, Birmingham, AL 35244.

Prior Instrument reference: Instrument No. 20220706000266810, recorded on 07/06/2022 in the Office of the Judge of Probate of Shelby County, Alabama.

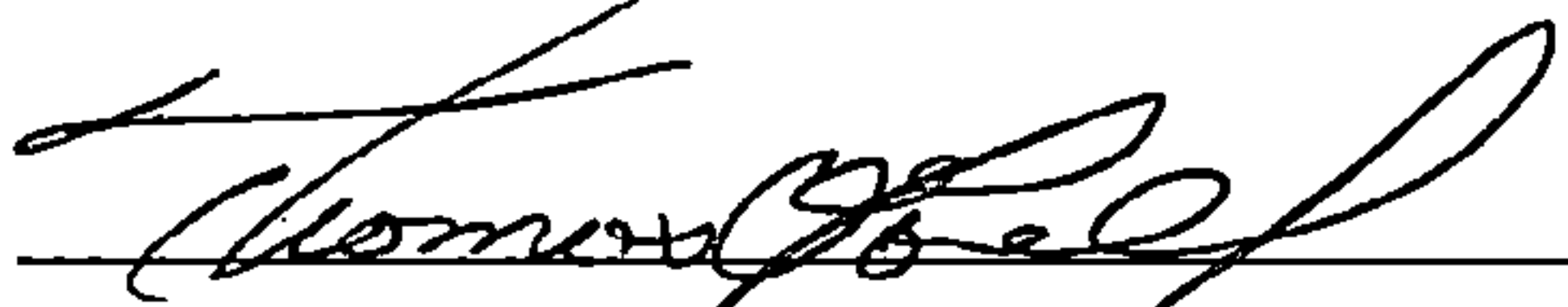
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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.

Executed this 15th day of November, 2023.

Planet Home Lending, LLC

By: 

Print Name: Thomas O'Connell

Title: Sr. VP of Default Management

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY

CERTIFY THAT Thomas O'Connell as

Sr. VP of Default Management on behalf of **Planet Home Lending, LLC** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 15th day of November, 2023.

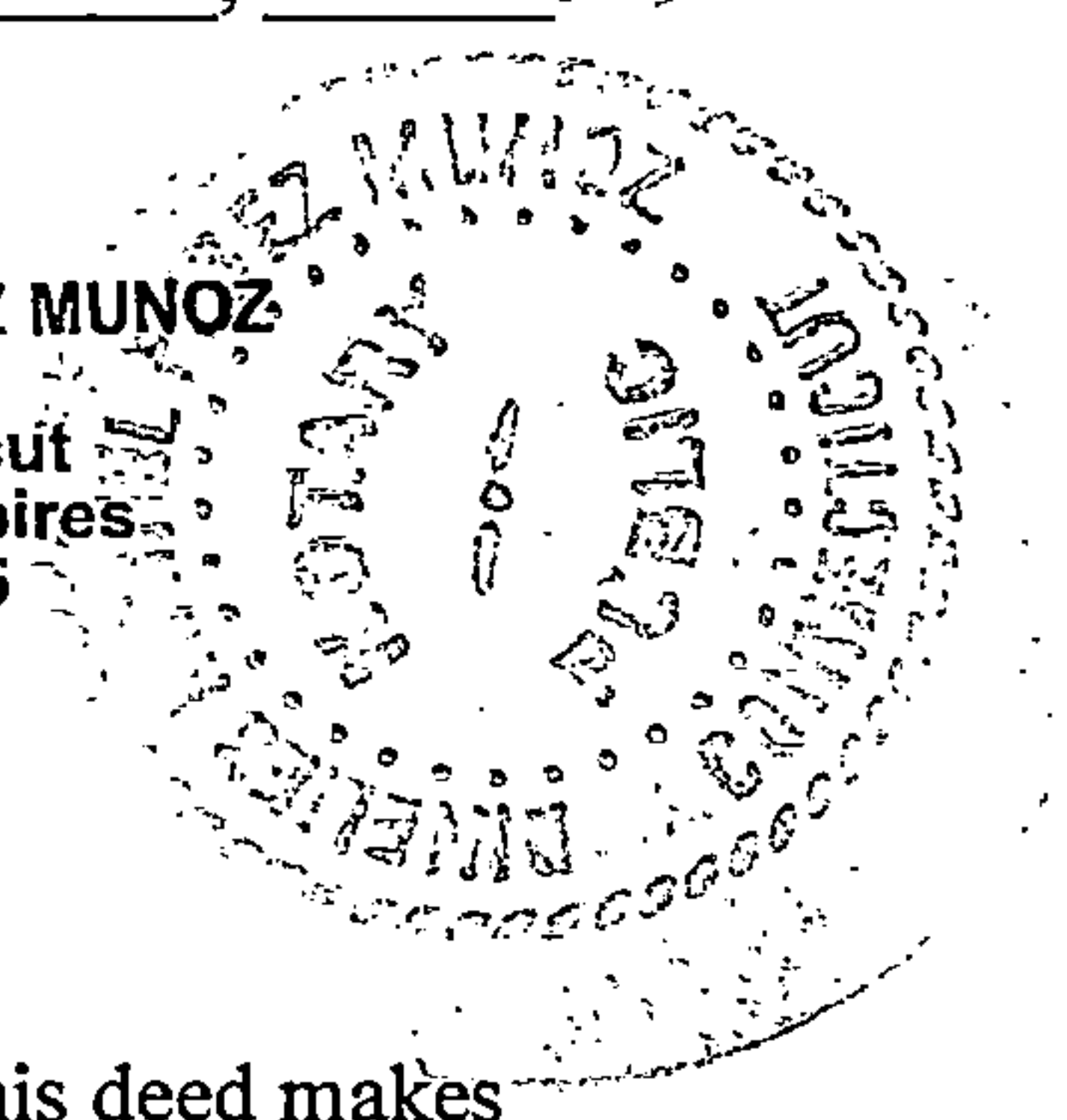


Notary Public

Printed Name: Dinellies Mariel Perez Munoz

My commission expires: October 31, 2025

DINELIES MARIEL PEREZ MUNOZ
NOTARY PUBLIC
State of Connecticut
My Commission Expires
October 31, 2025



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN INSTRUMENT NUMBER 20190204000034920 AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 175.00 FEET; THENCE TURN 92 DEGREES 11 MINUTES RIGHT AND RUN EASTERLY 170.00 FEET; THENCE TURN 87 DEGREES 49 MINUTES RIGHT AND RUN SOUTHERLY 175.00 FEET TO A POINT OF THE SOUTH BOUNDARY OF SAID EAST 1/2 OF EAST 1/2 OF SW 1/4; THENCE 92 DEGREES 11 MINUTES RIGHT AND RUN 170.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH RANGE 2 WEST; THENCE RUN NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 605.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 60.00 FEET, THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 56 SECONDS EAST A DISTANCE OF 61.53 FEET; THENCE RUN SOUTH 02 DEGREES 17 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 39.97 FEET TO THE POINT OF BEGINNING.

ALSO; AN EASEMENT FOR INGRESS AND EGRESS TO A PUBLIC ROAD (VALLEYDALE ROAD) SAID EASEMENT TO BE OVER AN EXISTING PAVED DRIVE AS PRESENTLY LOCATED, SAID PAVED DRIVE BEING LOCATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID 1/4 SECTION 170.00 FEET; THENCE TURN 92 DEGREES 11 MINUTES LEFT AND RUN NORTHERLY 95.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE 14 DEGREES 00 MINUTES RIGHT AND 180.00 FEET; THENCE 83 DEGREES 40 MINUTES LEFT AND 40.00 FEET; THENCE 49 DEGREES 00 MINUTES RIGHT AND 55.00 FEET; THENCE 28 DEGREES 40 MINUTES 36 SECONDS RIGHT AND 595.52 FEET; THENCE 3 DEGREES 20 MINUTES 36 SECONDS LEFT AND 58.70 FEET TO THE POINT OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 47 DEGREES 02 MINUTES AND RADIUS OF 227.50 FEET, THENCE RUN ALONG SAID CURVE 186.75 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE LEFT AND SOUTHWESTERLY ALONG SAID ROAD RIGHT OF WAY LINE 20.37 FEET; THENCE 100 DEGREES 52 MINUTES LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 48 DEGREES 00 MINUTES AND A RADIUS OF 207.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE 173.83 FEET TO THE POINT OF TANGENT TO SAID CURVE; THENCE SOUTHERLY ALONG THE TANGENT TO SAID CURVE 68.16 FEET; THENCE 3 DEGREES 20 MINUTES 36 SECONDS RIGHT AND 590.88 FEET; THENCE 28 DEGREES 40 MINUTES 36 SECONDS LEFT AND 78.00 FEET; THENCE 33 DEGREES 37

MINUTES 58 SECONDS RIGHT AND 85.04 FEET; THENCE 100 DEGREES 46 MINUTES 58 SECONDS LEFT AND 25.00 FEET; THENCE 87 DEGREES 49 MINUTES RIGHT AND 80.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 87 DEGREES 42 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 665.88 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF A 12 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING 6 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN NORTH 02 DEGREES 48 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 86.19 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES 21 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AND CHORD BEARING NORTH 41 DEGREES 29 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 31.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.76 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 80 DEGREES 10 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 116.50 FEET TO THE ENDING POINT OF SAID EASEMENT. ALL SITUATED IN SHELBY COUNTY, AL.

PARCEL ID NUMBER: 10 9 30 0 002 001.001

PROPERTY COMMONLY KNOWN AS: 5050 BEABOUT DR, BIRMINGHAM, AL 35244

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

Grantor's Name Planet Home Lending, LLC
 Mailing Address 321 Research Pkwy, Ste 303
 Meriden, CT 06450

Grantee's Name Secretary of Housing and Urban Development
 Mailing Address their successors and assigns
 2000 N Classen Blvd., Suite 3200
 Oklahoma City, OK 73106

Property Address 5050 Beabout Dr.
 Birmingham, AL 35244

Date of Sale 11/15/2023

Total Purchase Price \$ 10.00

or

Actual Value \$

or

Assessor's Market Value \$ 77,720.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2025 08:13:23 AM
 \$35.00 KELSEY
 20250630000196950

Allen S. Bayl

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's 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.

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 11/28/2023

Print

Jennifer Durkos

Unattested

Sign

Jennifer Durkos

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**