

Commitment Number: 250218454
Seller's Loan Number: 1028362242

AFTER RECORDING RETURN TO:
JESSICA PARSON
140 Kings Crest Lane
Pelham, AL 35124

MAIL TAX STATEMENTS TO:
JESSICA PARSON
140 Kings Crest Lane
Pelham, AL 35124

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

Parcel ID No.: 14 8 27 3 003 001.000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 16 day of June, 2025 by and between **FIRSTBANK**, whose mailing address is 55 Beattie Place, Greenville, SC 29601, hereinafter referred to as Grantor(s) **JESSICA PARSON**, whose mailing address is 140 Kings Crest Lane, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Fourteen Thousand Five Hundred Dollars and Zero Cents (\$314,500.00), 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 1401, according to the Final Plat of Braemer at Ballantrae, Phase 1, as recorded in Map Book 37, Page 70, in the Probate Office of Shelby County, Alabama.

BEING THE SAME PROPERTY AS CONVEYED FROM FIRSTBANK, BY AND THROUGH JEFF G. UNDERWOOD, AS ATTORNEY FOR SAID FIRSTBANK TO FIRSTBANK AS DESCRIBED IN FORECLOSURE DEED, DATED 12/18/2024, RECORDED 12/20/2024, AS INSTRUMENT NO. 20241220000388230, SHELBY COUNTY RECORDS.

Property commonly known as: 400 Ballantrae Rd, Pelham, AL 35124

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.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- a) All easements, right-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- b) All valid oil, gas and mineral rights, Interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances, and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- d) All presently recorded instruments (other than liens and conveyances by, though or under the Grantor) that affect the Property and any portion(s) thereof;
- e) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in the land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) Any conditions that would be revealed by a physical inspection and survey of the Property.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 16 day of June, 2025.

**FIRSTBANK, By NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage
Servicing as attorney-in-fact**

By: Meredith Prickett

Name: Meredith Prickett

Title: VP

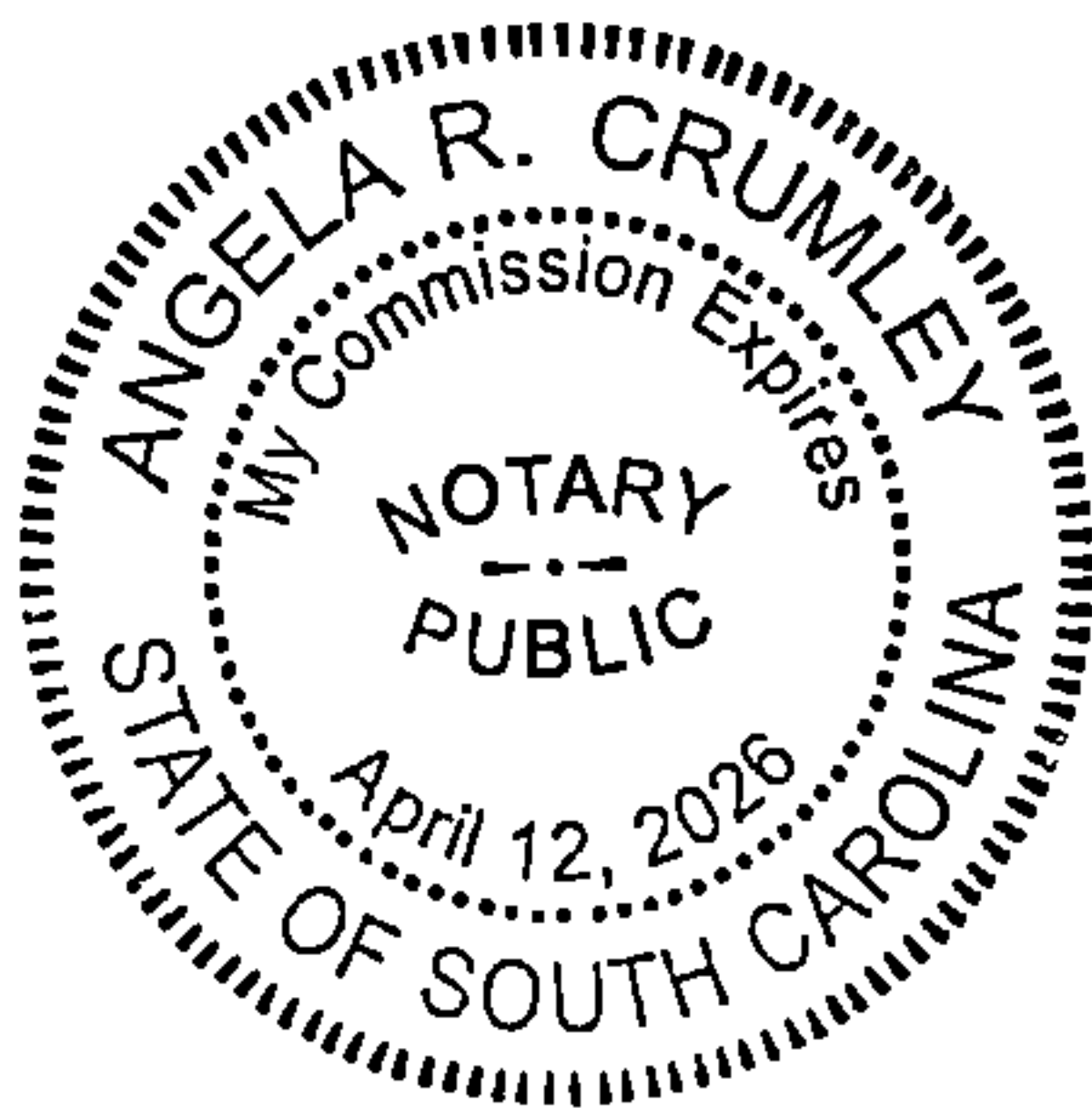
STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that
Meredith Prickett, VP of VP, whose name as
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

Given under my hand and seal this the 16 day of June, 2025.

Angela R. Crumley
NOTARY PUBLIC Angela R. Crumley

My commission expires: 4/12/2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	FIRSTBANK
Mailing Address	55 Beattie Place Greenville, SC 29601

Grantee's Name	JESSICA PARSON
Mailing Address	140 Kings Crest Lane Pelham, AL 35124

Property Address 400 Ballantrae Rd
Pelham, AL 35124

Date of Sale

Total Purchase Price \$314,500.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2025 09:23:28 AM
\$345.50 PAYGE
20250905000272990

Allie 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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> Other
<u> </u> 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 9/5/2025

Print JENNIFER DURKOS

_____ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1