

AFTER RECORDING RETURN TO:
REYNALDO ELUTERIO ESCOBAR
1916 20th Ave S
Birmingham, AL 35209
File No. 3681818

MAIL TAX STATEMENTS TO:
REYNALDO ELUTERIO ESCOBAR
1916 20th Ave S
Birmingham, AL 35209

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

Parcel No: 23 8 27 0 000 001.123

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 28th day of October, 2025, by and between **GUILD MORTGAGE COMPANY LLC**, located at 5887 Copley Drive 3rd Floor, San Diego, CA 92111, hereinafter referred to as Grantor(s) and **REYNALDO ELUTERIO ESCOBAR, A SINGLE PERSON**, residing at 1916 20th Ave S, Birmingham, AL 35209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Sixty Thousand Five Hundred and 00/100 Dollars (\$260,500.00), 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 AL:

Lot 151, according to the recorded plat Wynlake Phase 4-D, as recorded in Map Book 36, Page 85, in the Probate Office of Shelby County, Alabama.

Property commonly known as: 120 SEAMS WAY, ALABASTER, AL 35007

Prior instrument reference: Instrument Number 20250918000286860, Recorded: 09/18/2025

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 28th day of October, 2025.

GUILD MORTGAGE COMPANY LLC


Name: Joel Valdez
Title: Assistant Secretary

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20____, before me a Notary Public personally appeared _____, to me personally known, who, being by me duly sworn (or affirmed) did say that he/she/they is the _____ (or other officer or agent of the corporation), of GUILD MORTGAGE COMPANY LLC, and that the seal affixed to foregoing instrument is the corporate seal of said corporation (and that said instrument was signed and sealed), in behalf of said corporation by authority of its board of directors, and said _____, acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and seal this the _____ day of _____, _____.

NOTARY PUBLIC

My commission expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

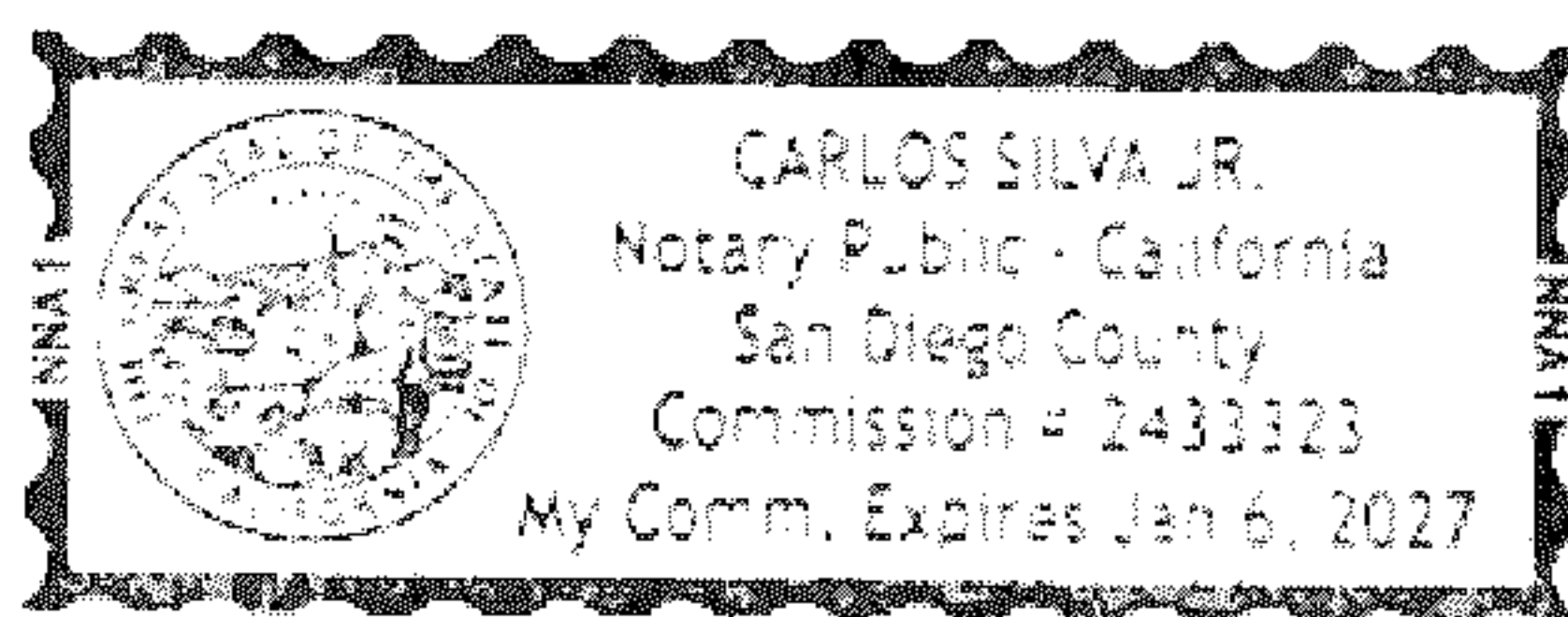
On 10/28/2025 before me, Carlos Silva Jr., Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Joel Valdez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Carlos Silva Jr.*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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

Grantor's Name	GUILD MORTGAGE COMPANY LLC	Grantee's Name	REYNALDO ELUTERIO ESCOBAR
Mailing Address	5887 Copley Drive 3rd Floor	Mailing Address	1916 20th Ave S
	San Diego, CA 92111		Birmingham, AL 35209
Property Address	120 SEAMS WAY	Date of Sale	
	ALABASTER, AL 35007	Total Purchase Price	\$ 260,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 10/28/2025

Filed and Recorded

Print Joel Valdez, Assistant Secretary

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL (Verified by)

11/20/2025 02:54:19 PM

\$291.50 JOANN

20251120000356930

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Alli S. Bayl

