

INVESTOR NUMBER: 013-0222943-703
FILE NUMBER: 25-05121-CE-AL
MORTGAGOR(S): Taylor Scott White and Taylor Raine Lenz, husband and wife

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, **Carrington Mortgage 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:

A parcel of land situated in or near the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West, and described as commencing at the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West and run North 85 degrees 30 minutes East 150 feet along the center of the Old Columbiana-Saginaw cut off road; thence North 72 degrees East 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point "A"; thence North 11 degrees 15 minutes West 328.2 feet, more or less, to a point 10.0 feet South of the Southern line of the Right of Way of Southern Railroad; thence South 53 degrees 50 minutes West parallel with the South line of said Right of Way 90.0 feet to the Point of Beginning of the parcel herein described, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence continue parallel with said Southern Line of Right of Way of Southern Railroad 85.0 feet, said point being 10.0 feet South of the Southern line of said Right of way of said Southern Railroad; thence run in a Southerly direction 210 feet, more or less, to a point on the center of the Old Columbiana-Saginaw cutoff road which is 195.0 feet measured in a Westerly direction from said reference point "A" along the center line of said road; thence in a Easterly direction along the center of said Old Columbiana-Saginaw cut off road 97.0 feet; thence in a Northerly direction 215 feet, more or less, to the Point of Beginning. According to the Survey of Robert O. Blain, AL. Reg. Number 9789, dated November 34, 1994.

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.

INVESTOR NUMBER: 013-0222943-703
FILE NUMBER: 25-05121-CE-AL
MORTGAGOR(S): Taylor Scott White and Taylor Raine Lenz, husband and wife

Executed on this 10th day of December, 2025.

Carrington Mortgage Services, LLC

By: 

Kenneth Hung Keen Ho

Its:

Post Foreclosure Manager

Carrington Mortgage Services, LLC

STATE OF _____)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____, whose name as _____ of _____, 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 ____ day of _____, _____.

Alex Ramos Cruz

Notary Public

See Attached

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge, Esq.
Tiffany & Bosco, P.A.
2501 20th Place South
Suite 300
Homewood, AL 35223
25-05121-CE-AL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

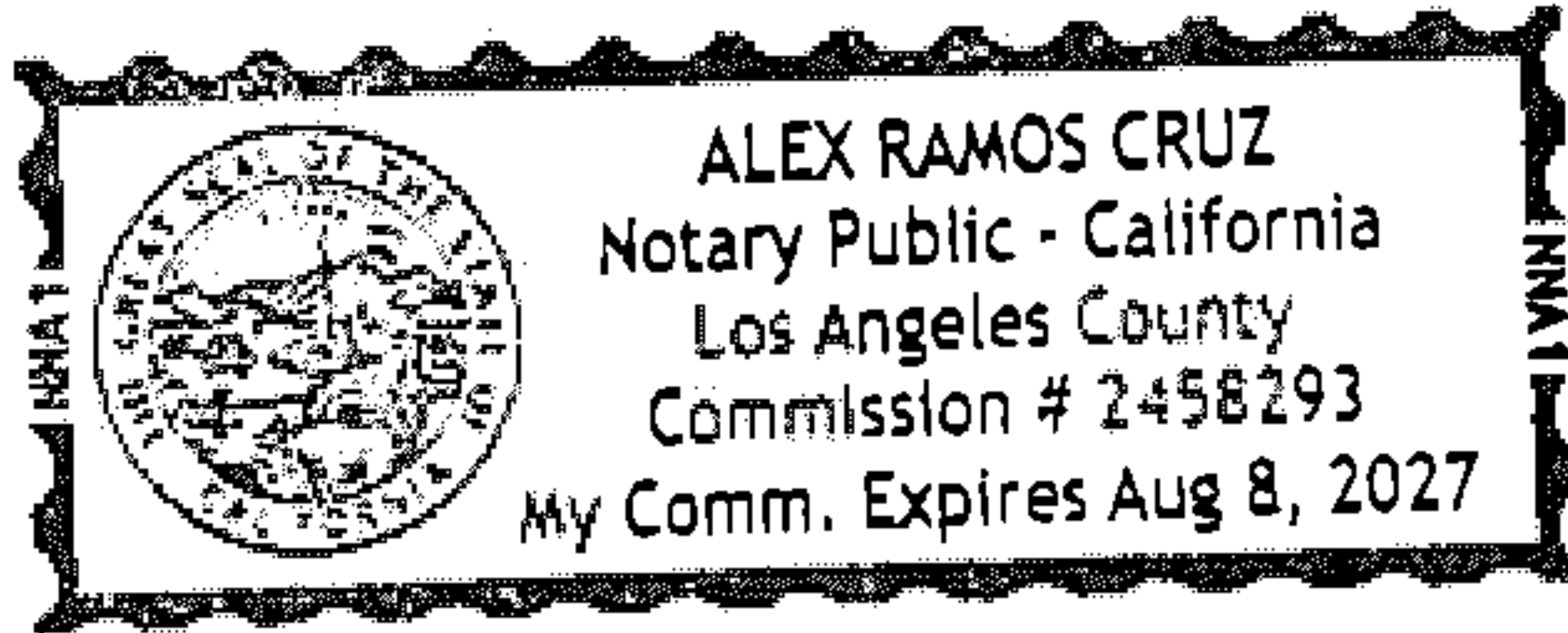
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

}

On December 10th, 2025 before me, Alex Ramos Cruz, Notary Public, personally appeared **Kenneth Hung Keen Ho**, 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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

ALEX RAMOS CRUZ

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

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

Grantor's Name	Carrington Mortgage Services, LLC	Grantee's Name	<u>Secretary of Housing and Urban Development</u>
Mailing Address	1600 South Douglass Road, Suite 200-A Anaheim, CA 92806	Mailing Address	HUD's MCM 2000 N Classen Blvd Suite 3200 Oklahoma City, OK 73106

Property Address	<u>434 W College St. Columbiana, AL 35051</u>	Date of Sale	<u>October 31, 2025</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	<u>\$183,950.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Assessor's Website</u>
<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.

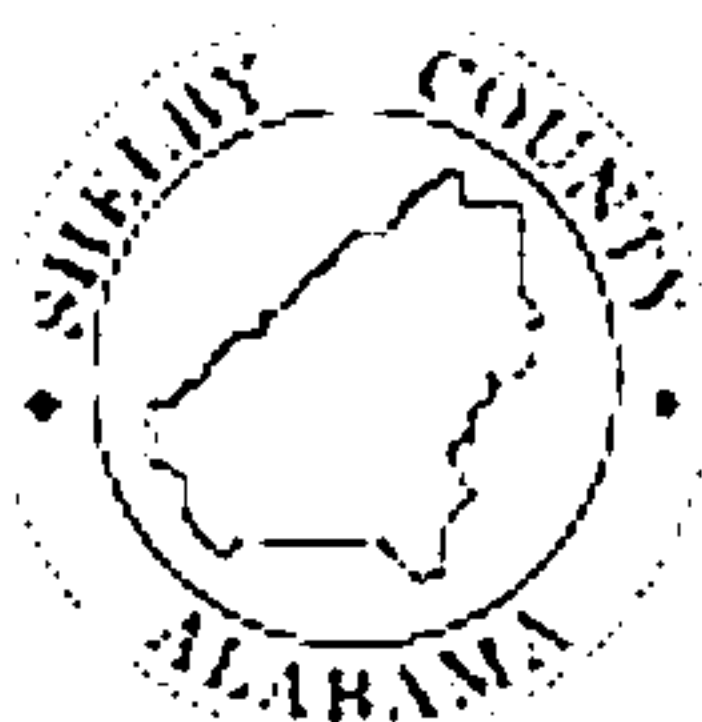
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/11/2025

Print Dani Brown

☒ Unattested RDB
(verified by)

Sign Dani Brown
(Grantor / Grantee / Owner / ~~Agent~~ circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2025 09:05:48 AM
\$31.00 JOANN
20251212000380360

Alex S. Bayl

Form RT-1