

F. Englebert 2010845200/66081001

66100531 0

Sales Price: \$95,000.00

Down Payment: \$1,900.00

Balance Due: \$93,100.00

Finance Charges: \$152,826.80

Total of Payments: \$245,926.80

ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 11th day of July, 2012, BETWEEN GREEN TREE SERVICING LLC, as successor by merger to Walter Mortgage Company, LLC, having an address of P.O. Box 31601, Tampa, FL. 33631-3601, the party of the first part, and Rolethia Lollar and Mack Lollar (husband and wife) 131 Nelson Walker Rd. Columbiana, AL. 35051 of the County of Shelby and State of Alabama, parties of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00 Ten and other valuable considerations Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title and interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever, subject to all easements and restrictions of record, if any, and further subject to any encroachments.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by Joseph H. Kelly Jr., Vice President of GREEN TREE SERVICING LLC, as successor by merger to Walter Mortgage Company LLC, for that company, the day and year above written.

GREEN TREE SERVICING LLC
AS SUCCESSOR BY MERGER TO
WALTER MORTGAGE COMPANY, LLC

By: _____

Name: Joseph H. Kelly Jr.

Title: Vice President

Shelby County, AL 08/08/2012
State of Alabama
Deed Tax: \$2.00

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared Joseph H. Kelly Jr., to me personally well known, who acknowledged that he/she is the Vice President of GREEN TREE SERVICING LLC, successor by merger to Walter Mortgage Company, LLC and that (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

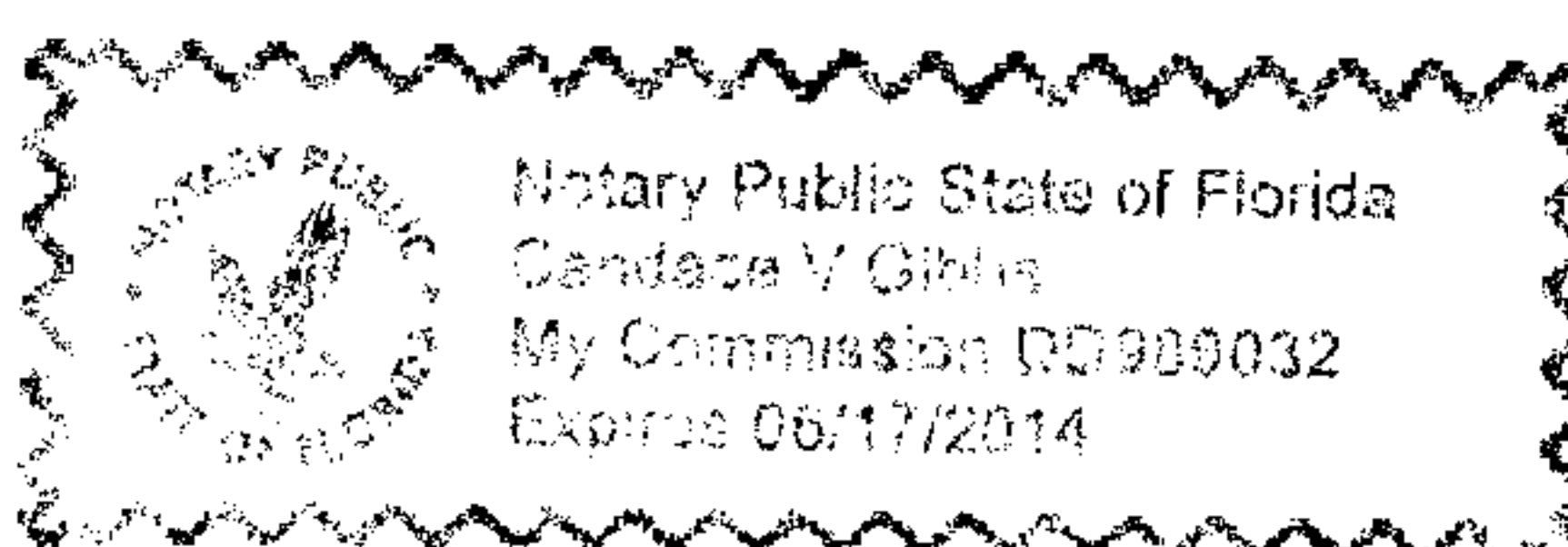
WITNESS my hand and official seal as such Notary Public on this the 11th day of July, 2012.

Candace V. Giblin

NOTARY PUBLIC

Print Name:

My Commission Expires:



THIS INSTRUMENT PREPARED BY:
Jeanetta Brown, Attorney at Law
P. O. Box 31601
Tampa, FL 33631-3601
JPT-T-3.JWH (Rev. 1/12)

AFTER RECORDING RETURN TO:
Green Tree Servicing LLC
P. O. Box 31601
Tampa, FL 33631-3601
Attention: REO Department

20120808000292180 2/4 \$23.00
Shelby Cnty Judge of Probate, AL
08/08/2012 03:12:59 PM FILED/CERT

EXHIBIT 'A'

F Englebert #2010845200

A parcel of land located in the NE ¼ of the SE ¼ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said ¼ - ¼ Section and run South along the East boundary 704.86 feet; thence turn 84°32'53" right and run Westerly along the right of way of a paved road 208.25 feet to the Point of Beginning; thence turn 95°27'07" right and run North parallel to the East boundary of said ¼ - ¼ Section 416.50 feet; thence turn 95°27'07" left and run Westerly to the extension of the East line of the land conveyed to Bernice Green Pickett by deed recorded in Real Book 139, Page 607, in the Probate Office of Shelby County, Alabama; then turn left and run South along said extension and the East line of said Pickett land and the East line of the land conveyed to Bernice Green Pickett by deed recorded in Real Book 024, Page 666, in the Probate Office of Shelby County, Alabama, to the North line of a paved road; then turn left and run along the North line of the paved road to the Point of Beginning.

Being the same property conveyed to Johnny B. King and Dorothy L. King by deed recorded in Book 216 Page 834, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT ANY ROAD RIGHT OF WAYS OF RECORD. GRANTOR DOES NOT ASSUME ANY LIABILITY FOR UNPAID TAXES.

THIS DEED IS GIVEN SUBJECT TO THAT CERTAIN MORTGAGE FROM THE GRANTEE HEREIN TO THE GRANTOR HEREIN DATED THE 11th day of July, 2012.

Tax Id# 217350000001002



20120808000292180 3/4 \$23.00
Shelby Cnty Judge of Probate, AL
08/08/2012 03:12:59 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Green Tree Servicing LLC
Mailing Address PO Box 31601
Tampa, FL 33633-1361

Grantee's Name Rolethia & Mack Lollar
Mailing Address 131 Nelson Walker Rd.
Columbiana, AL 35051

Property Address 131 Nelson Walker Rd.
Columbiana, AL
35051

Date of Sale 7/11/12
Total Purchase Price \$ 95,000.00

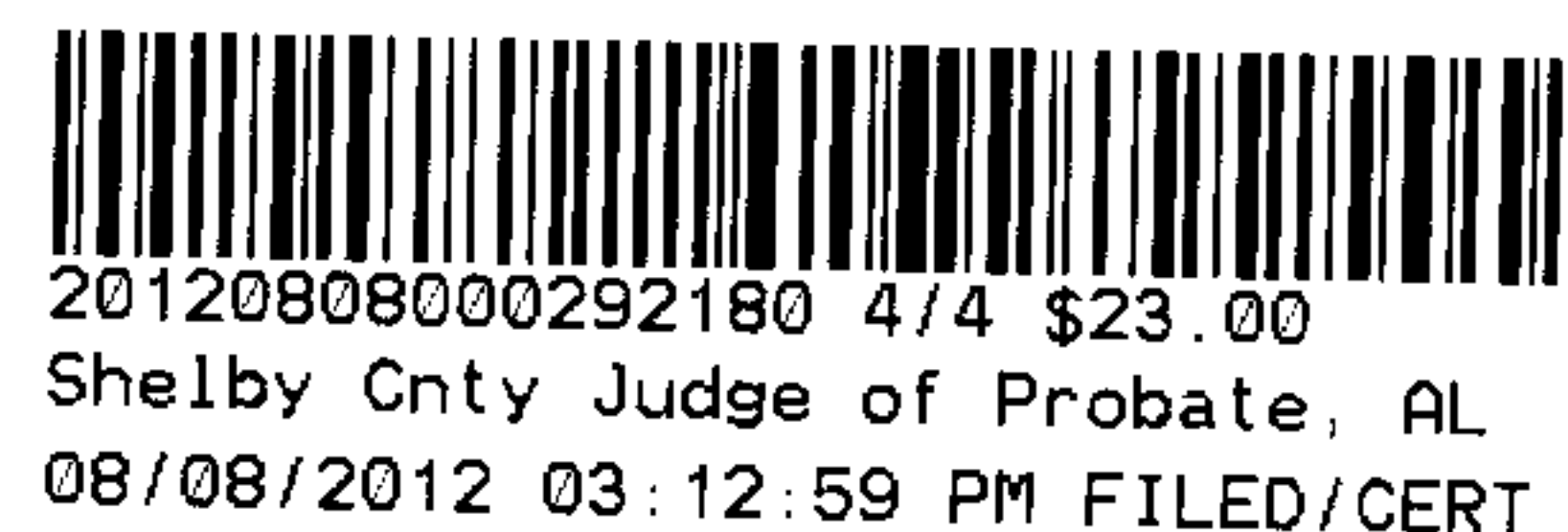
or
Actual Value \$

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 7/29/12

Unattested

(verified by)

Print

Sign

Joseph H. Kelly, Jr.
Joseph H. Kelly, Jr. Vice President

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1