

Sales Price: \$75,800.00

Down Payment: \$1,516.00

Balance Due: \$74,284.00

Finance Charges: \$86,120.00


Total of Payments: \$160,404.00

ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 16th day of November, 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 Phillip A. Lawley (married) and Helen R. Langston (single) and Bridget Lawley (married) 7481 Hwy 61 Wilsonville, AL. 35186 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.


20130125000034180 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
01/25/2013 12:51:17 PM FILED/CERT

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

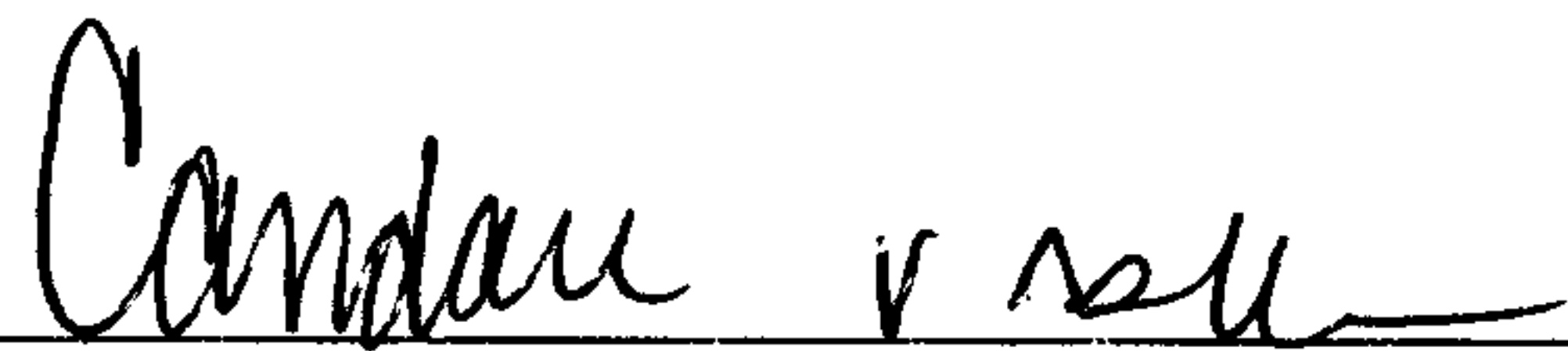
By: 
Name: Joseph H. Kelly Jr.
Title: Vice President

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 16th day of November, 2012.



NOTARY PUBLIC

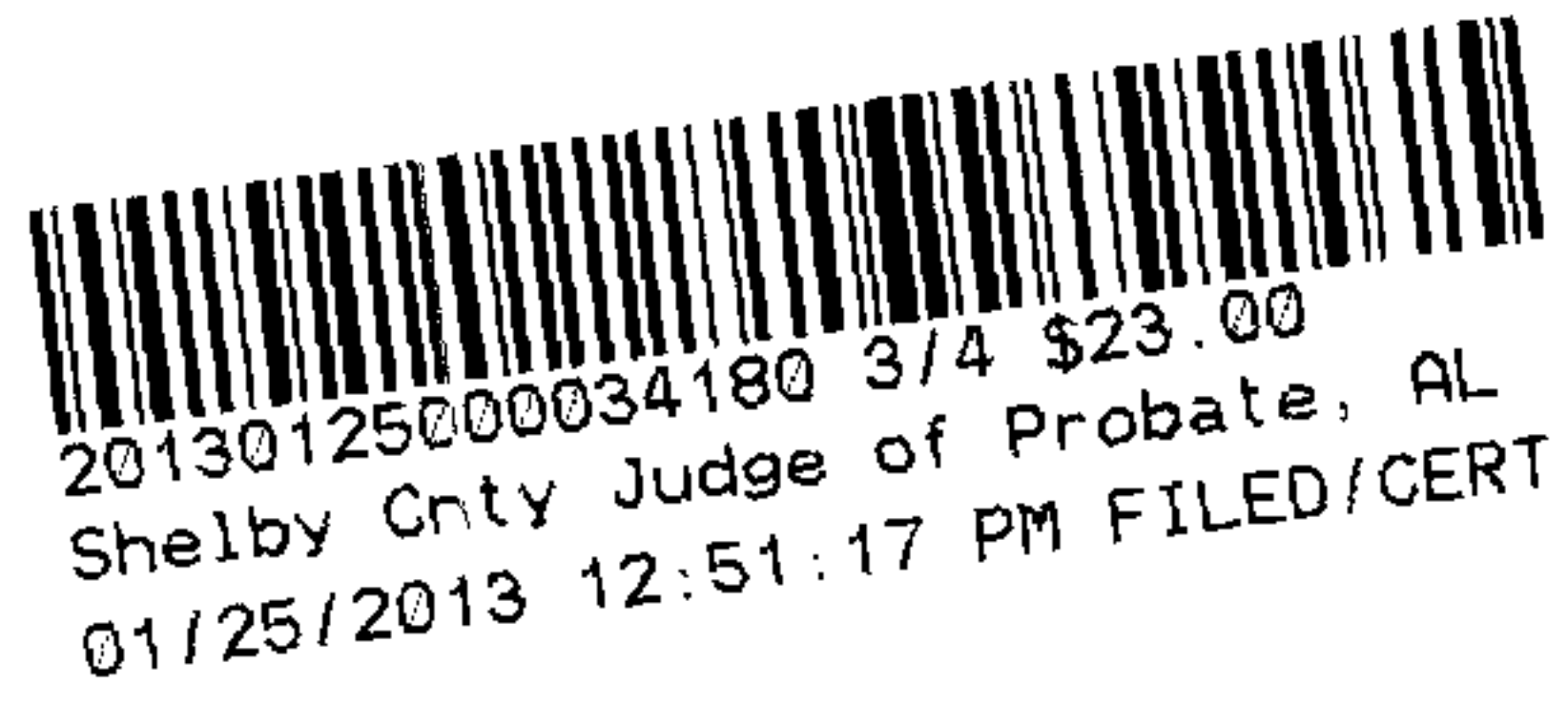
Print Name:




20130125000034180 2/4 \$23.00
Shelby Cnty Judge of Probate, AL
01/25/2013 12:51:17 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Green Tree Servicing LLC
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



66100843 10

EXHIBIT 'A'

Fullerton #1713309500

COMMENCE AT THE SW CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST, THENCE RUN NORTH ALONG SAID ¼- ¼ LINE A DISTANCE OF 542.00 FEET; THENCE TURN AN ANGLE OF 00 DEG 19' 33" LEFT AND RUN A DISTANCE OF 122.37 FEET; THENCE TURN AN ANGLE OF 00 DEG 27' 12" RIGHT AND RUN A DISTANCE OF 313.54 FEET; THENCE TURN AN ANGLE OF 85 DEG 06' 41" RIGHT AND RUN A DISTANCE OF 130.18 FEET; THENCE TURN AN ANGLE OF 24 DEG 06' 44" RIGHT AND RUN A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 256.62 FEET; THENCE TURN AN ANGLE OF 109 DEG 17' 38" LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 84 DEG 18' 07" LEFT AND RUN A DISTANCE OF 247.69 FEET; THENCE TURN AN ANGLE OF 97 DEG 19' 36" LEFT AND RUN A DISTANCE OF 149.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.

ALSO A 30 FOOT EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES BEING 15 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE SW CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST, THENCE RUN NORTH ALONG SAID ¼- ¼ LINE A DISTANCE OF 542.00 FEET; THENCE TURN AN ANGLE 00 DEG 19' 33" LEFT AND RUN A DISTANCE OF 122.37 FEET; THENCE TURN AN ANGLE OF 00 DEG 27' 12" RIGHT AND RUN A DISTANCE OF 313.54 FEET; THENCE TURN AN ANGLE OF 85 DEG 06' 41" RIGHT AND RUN A DISTANCE OF 130.18 FEET; THENCE TURN AN ANGLE OF 24 DEG 06' 44" RIGHT AND RUN A DISTANCE OF 566.62 FEET; THENCE TURN AN ANGLE OF 109 DEG 17' 38" LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 84 DEG 18' 07" LEFT AND RUN A DISTANCE OF 247.69 FEET; THENCE TURN AN ANGLE OF 97 DEG 19' 36" LEFT AND RUN A DISTANCE OF 15.12 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 97 DEG 19' 36" RIGHT AND RUN A DISTANCE OF 136.93 FEET; THENCE TURN AN ANGLE OF 17 DEG 03' 43" LEFT AND RUN A DISTANCE OF 156.84 FEET; THENCE TURN AN ANGLE OF 06 DEG 31' 26" RIGHT AND RUN A DISTANCE OF 128.96 FEET TO THE END OF SAID EASEMENT.

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 16th November, 2012.

Real Estate Sales Validation Form

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

Bridgette
LAWLEY
HELEN

Grantor's Name GREEN TREE SERVICING LLC
Mailing Address P.O. Box 31601
TAMPA, FL 33631

Grantee's Name Phillip Lawley & Langston
Mailing Address 7481 Hwy 61
WILSONVILLE, AL
35186

Property Address 116 FULLERTON DR.
MONTGOMERY, AL
35115

Date of Sale 11/16/12
Total Purchase Price \$75,800.00

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 11/16/12

Unattested

(verified by)

Print

Joseph H. Kelly Jr.

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

