


SEND TAX NOTICE TO:

Mr. & Mrs. Ronald W. Gofourth
2820 Highway 31 South
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216


20130225000078940 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
02/25/2013 02:02:14 PM FILED/CERT

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FOURTEEN THOUSAND AND NO/100.....(\$14,000.00) Dollars,** to the undersigned GRANTOR, **GREEN TREE SERVICING, LLC**, a Delaware limited liability company (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR, does by these presents grant, bargain, sell and convey unto **RONALD W. GOFOURTH and DIANE J. GOFOURTH (herein referred to as GRANTEES)**, as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

See attached Exhibit “A” for legal description.

**Including a used, 1997, Redman, Triumph, manufactured home,
VIN Numbers 14718641A & 14718641B.**

Subject to:

1. Taxes for 2013 and subsequent years, not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 20th day of March, 2012, and recorded in Inst. No. 20120320000095830, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Scott K. Jones to GREEN TREE SERVICING, LLC, recorded in Inst. No. 1999-44552, under and in accordance with the laws of the State of Alabama or the United States of America. Said rights to expire one (1) year from the 20th day of March, 2012.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it's Regional Manager,
Bob Eller, who is authorized to execute this conveyance, has
hereto set its signature and seal, this the 21st day of February, 2013.

GREEN TREE SERVICING, LLC

BY: [Signature] (Seal)
Bob Eller, It's Regional Manager

STATE OF ALABAMA:
JEFFERSON COUNTY:

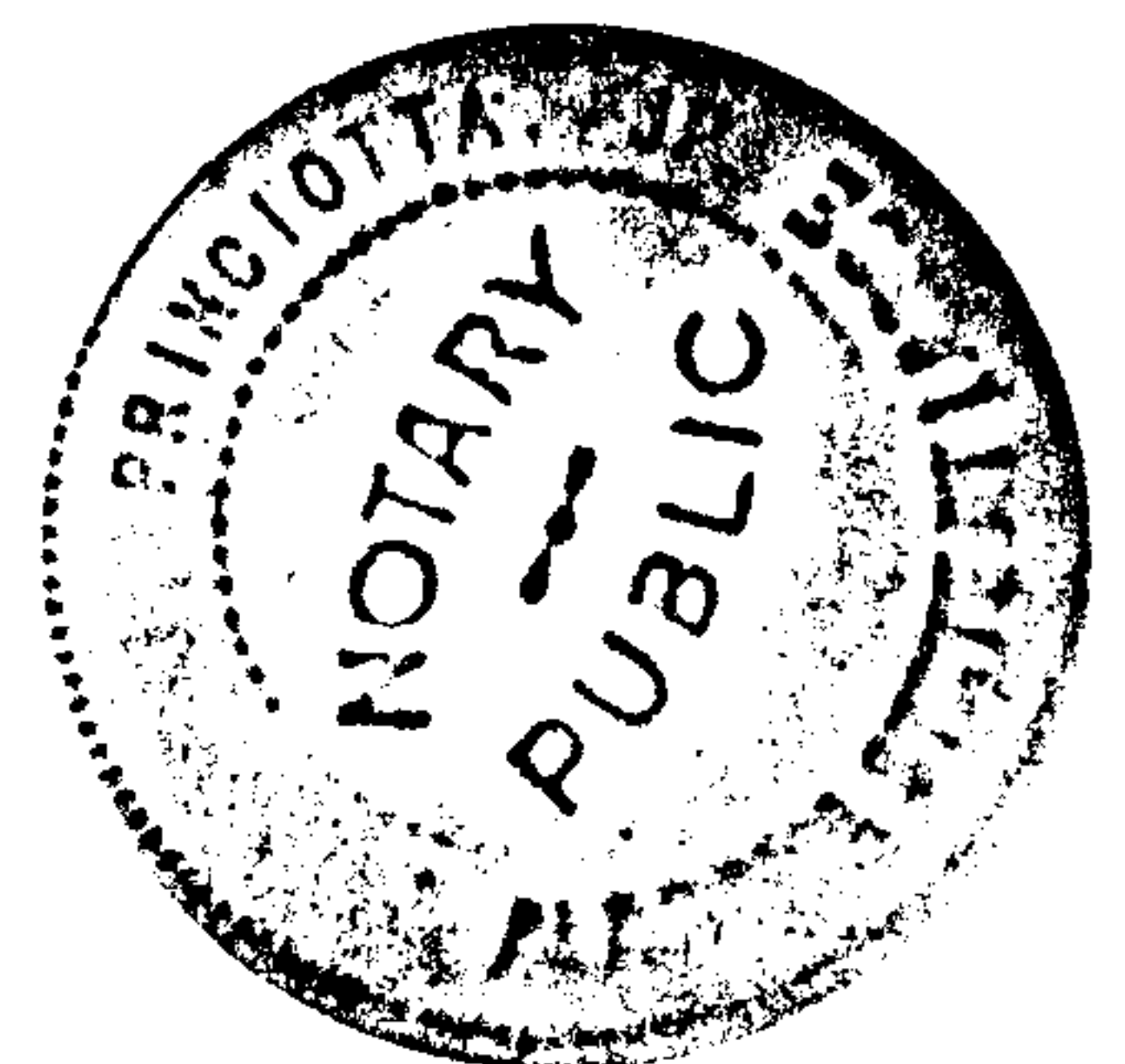
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bob Eller, whose name as Regional Manager of **GREEN TREE SERVICING, LLC**, a Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 21st day of February, 2013.

[Signature]
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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Exhibit "A"

LEGAL DESCRIPTION

Commence at the Southeast corner of Section 20, Township 22 South, Range 1 East; thence South 85 degrees 24 minutes 25 seconds West along the section line for 682.09 feet to the point of beginning; thence continue along the same line for 253.09 feet to the easterly right of way line for Strawberry Road; thence along said right of way a chord bearing of North 26 degrees 37 minutes 57 seconds East for a chord distance of 285.41 feet to a iron pin set; thence continue along said right of way a chord bearing of North 48 degrees 48 minutes 46 seconds East for a chord distance of 191.63 feet to a iron pin set; thence continue along said right of way a chord bearing of North 21 degrees 36 minutes 31 seconds East for a chord distance of 233.04 feet; thence South 49 degrees 37 minutes 20 seconds East for a distance of 174.62 feet to the westerly right of way line for Alabama Road #145; thence southwesterly along said right of way a chord bearing of South 23 degrees 48 minutes 27 seconds West and a chord distance of 476.11 feet; thence continue along said right of way a bearing of North 90 degrees 00 minutes 00 seconds West for 25.0 feet; thence continue along said right of way a chord bearing of South 23 degrees 57 minutes 12 seconds West for a chord distance of 51.04 feet to the point of beginning. All being situated in Shelby County, Alabama.

According to the survey of Ralph F. Chappell, dated May 12, 1999.



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Real Estate Sales Validation Form

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

Grantor's Name Gree Tree Servicing, LLC
Mailing Address _____

Grantee's Name Ronald W. Gofourth & Diane J. Gofourth
Mailing Address _____

2820 Highway 31 South
Pelham, AL 35124

Property Address 1500 Strawberry Road
Shelby, AL 35143

Date of Sale 2/21/2013

Total Purchase Price \$ 14,000.00

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, 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 2/21/2013

Print Green Tree Servicing, LLC

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Bob Ellen, Regional Manager

Form RT-1