

SPECIAL WARRANTY DEED		
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$189,900.00		
SOURCE OF TITLE:	THIS INSTRUMENT WAS PREPARED BY	
Instrument No. 0120717000255710	Gateway Mortgage Group, LLC 226 W Gray St, Ste 200 Norman, OK 73069	
126514AL		
ADDRESS NEW OWNER(S) AS FOLLOWS:  Adam Pridmore and Treissi Pridmore	SEND TAX BILLS TO:  Adam and Treissi Pridmore	MAP-PARCEL NUMBERS 15 3 06 4 003 001.000
(NAME) 161 River Birch Road	(NAME) 161 River Birch Rd.	
(ADDRESS) Chelsea, AL 35043	(ADDRESS) Chelsea, AL 35043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **Gateway Mortgage Group, LLC**, said grantor does hereby grant, bargain, sell, and convey unto **Adam Pridmore and Treissi Pridmore**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"


THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐

This is <input checked="" type="checkbox"/> improved	property, known as	161 River Birch Road	Chelsea	35043
		(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Adam Pridmore and Treissi Pridmore**, and his/her/their assigns, forever.

Said **Gateway Mortgage Group, LLC**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.


  
20130319000115120 1/4 \$30.50  
Shelby Cnty Judge of Probate, AL  
03/19/2013 03:41:03 PM FILED/CERT

Shelby County, AL 03/19/2013  
State of Alabama  
Deed Tax:\$9.50

IN WITNESS WHEREOF, the said **Gateway Mortgage Group, LLC**, has executed this deed this  
14th day of February, 2013.

**Gateway Mortgage Group, LLC**

By: **Keystone Asset Management, as Attorney in Fact**

  
Name: Thomas W. Driver, Vice President

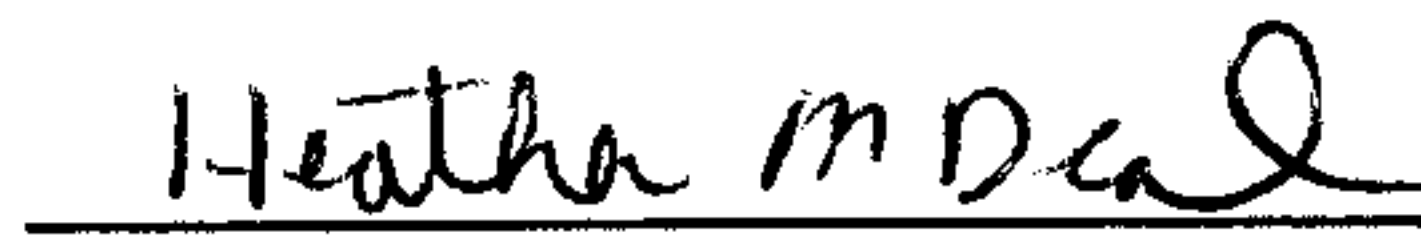
Title:

STATE OF Pennsylvania

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Thomas W. Driver, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of **Keystone Asset Management** the Attorney in Fact of said **Gateway Mortgage Group, LLC**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

Witness my hand and Notarial Seal this 14th day of February, 2013.

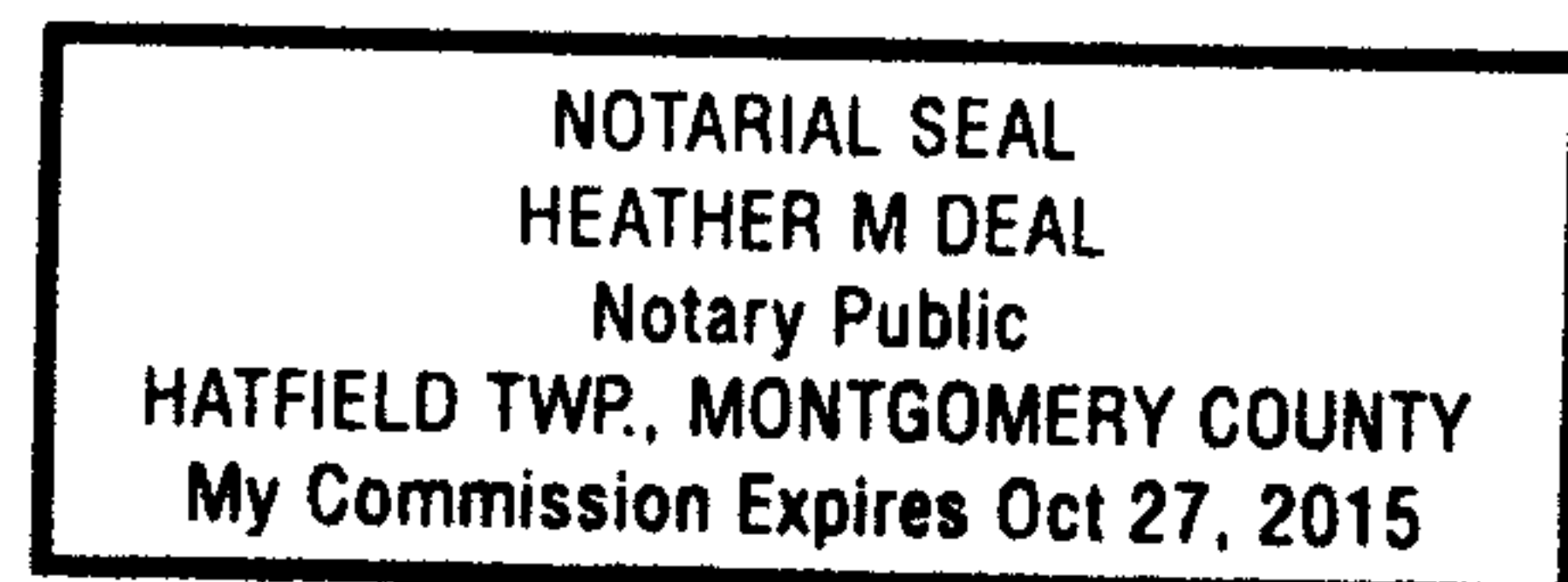
  
Notary Public

My Commission expires: \_\_\_\_\_

RETURN TO:  
Resource Title Gulf States-Alabama, LLC  
7100 E Pleasant Valley Rd #100  
Independence, OH 44131

126514AL

Property: 161 River Birch Road,  
Chelsea, AL 35043



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## EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 623, according to the survey of Windstone VI Subdivision, as recorded in Map Book 33, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to Gateway Mortgage Group, LLC, by Mortgage Foreclosure Deed, from Matthew Phelan, as Auctioneer, dated July 17, 2012 and recorded July 17, 2012, in Instrument No. 20120717000255710, said Probate Court, Shelby County, Alabama.



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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	Gateway Mortgage Group, LLC	Grantee's Name	Adam Pridmore and Treissi <del>Pridmore</del> Pridmore
Mailing Address	3015 Advance Lane Colmar, PA 18915	Mailing Address	161 River Birch Rd. Chelsea, AL 35043
Property Address	161 River Birch Road Chelsea, AL 35043	Date of Sale	2-27-13
		Total Purchase Price	\$189,900.00
		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) (recording of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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	2/27/13	Print	ADAM PRIDMORE / Treissi Pridmore
		Sign	/
	Unattested		(Grantor/Grantee/Owner/Agent) circle one
		(verified by)	

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