

Sales Price: \$79,800.00  
Down Payment: \$1,596.00  
Balance Due: \$78,204.00  
Finance Charges: \$114,537.84  
Total of Payments: \$192,741.84

ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 20th day of May, 2013, 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 Ronnie E. Washington and Katherine S. Washington (husband and wife) 196 Highway 46 Shelby, AL. 35143 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

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.

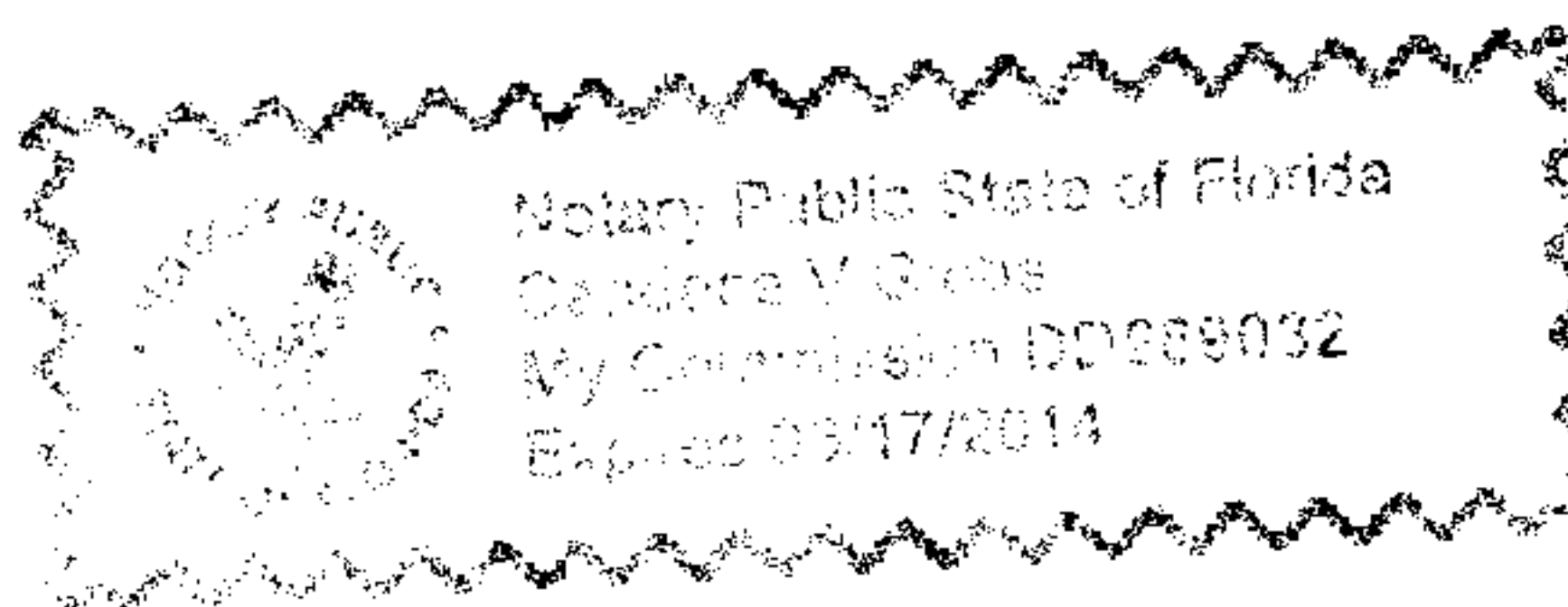
WITNESS my hand and official seal as such Notary Public on this the 20th day of May, 2013.

*Candace V. Grebe*

NOTARY PUBLIC

Print Name:

My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Jeanetta Brown  
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

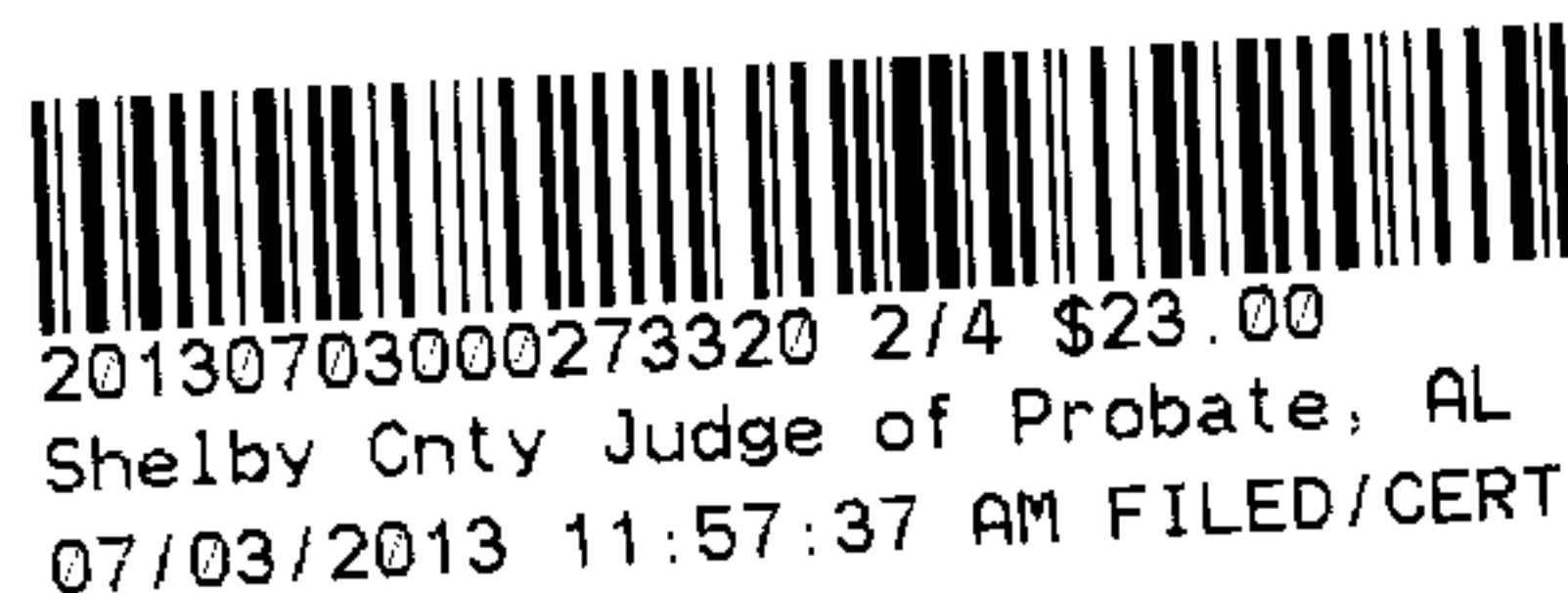




EXHIBIT "A"

Commence at a point where the west quarter-quarter line of the southwest quarter of the southeast quarter of Section 4, Township 24 north, Range 15 east and the south right of way line of Shelby County Highway No. 46 and run thence S 71° 13' 35" E along said south right of way line of said Highway No. 46 a distance of 711.08' to a point; Thence run S 05° 01' 21" W a distance of 196.57' to a found rebar corner and the point of beginning of the property being described; Thence run South 05° 03' 12" West a distance of 210.13' to a found rebar corner; Thence run North 82° 35' 21" West a distance of 210.14' to a found rebar corner; Thence run North 05° 01' 37" East a distance of 210.14' to a found rebar corner; Thence run South 82° 35' 13" East a distance of 210.24' to the point of beginning, containing 1.01 acres, more or less.

There is an existing chert surfaced road for ingress and egress to the subject property that is herewith bounded within a thirty foot wide access easement, the centerline of which is described as follows:

Commence at a point where the west quarter-quarter line of the southwest quarter of the southeast quarter of Section 4, Township 24 north, Range 15 east and the south right of way line of Shelby County Highway No. 46 intersect and run thence S 71° 13' 35" E along said south right of way line of said Highway No. 46 a distance of 711.08' to a point; Thence run S 05° 01' 21" W a distance of 196.57' to a found rebar corner; Thence run South 05° 03' 12" West a distance of 210.13' to a found rebar corner; Thence run North 82° 35' 21" West a distance of 25.02' to a point in the centerline of an existing chert surfaced roadway and the point of beginning of the easement being described; Thence run North 03° 37' 18" East along said centerline of said roadway a distance of 210.41' to a point in the centerline of said roadway; Thence run North 08° 44' 11" East along said centerline of said roadway a distance of 233.54' to the intersection of said centerline of said easement with the centerline of County Road No. 46 and the end of required easement. Easement being 15.0' on each side of just described centerline less and except the right of way of County Road No. 46.

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 20th day of May, 2013.



20130703000273320 3/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/03/2013 11:57:37 AM 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  
Mailing Address P.O. Box 31001  
Tampa, FL 336031

Grantee's Name Donnie & Katherine  
Mailing Address Washington  
190 Highway 40  
Shelby, AL 35143

Property Address SAME

Date of Sale 5/20/13  
Total Purchase Price \$79,800.00

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 5/20/13

Print Joseph H. Kelly Jr. - Vice President

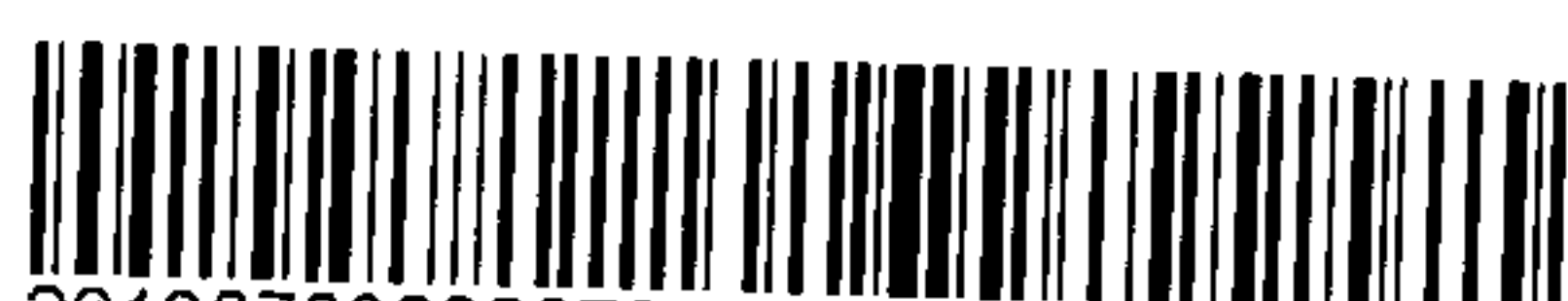
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130703000273320 4/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/03/2013 11:57:37 AM FILED/CERT