



20140410000104470 1/4 \$25.50
Shelby Cnty Judge of Probate: AL
04/10/2014 12:13:32 PM FILED/CERT

Sales Price: \$125,000.00
Down Payment: \$2,500.00
Balance Due: \$122,500.00
Finance Charges: \$105,437.60
Total of Payments: \$227,937.60

ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 28th day of March, 2014, 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 Brian S. Cummings (married) and Daria L Ward Ballenger (married) 15 River Dr. Wilsonville, AL. 35186 of the County of Shelby and State of Alabama, party 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 party of the second part, and his 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 04/10/2014
State of Alabama
Deed Tax: \$2.50



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.

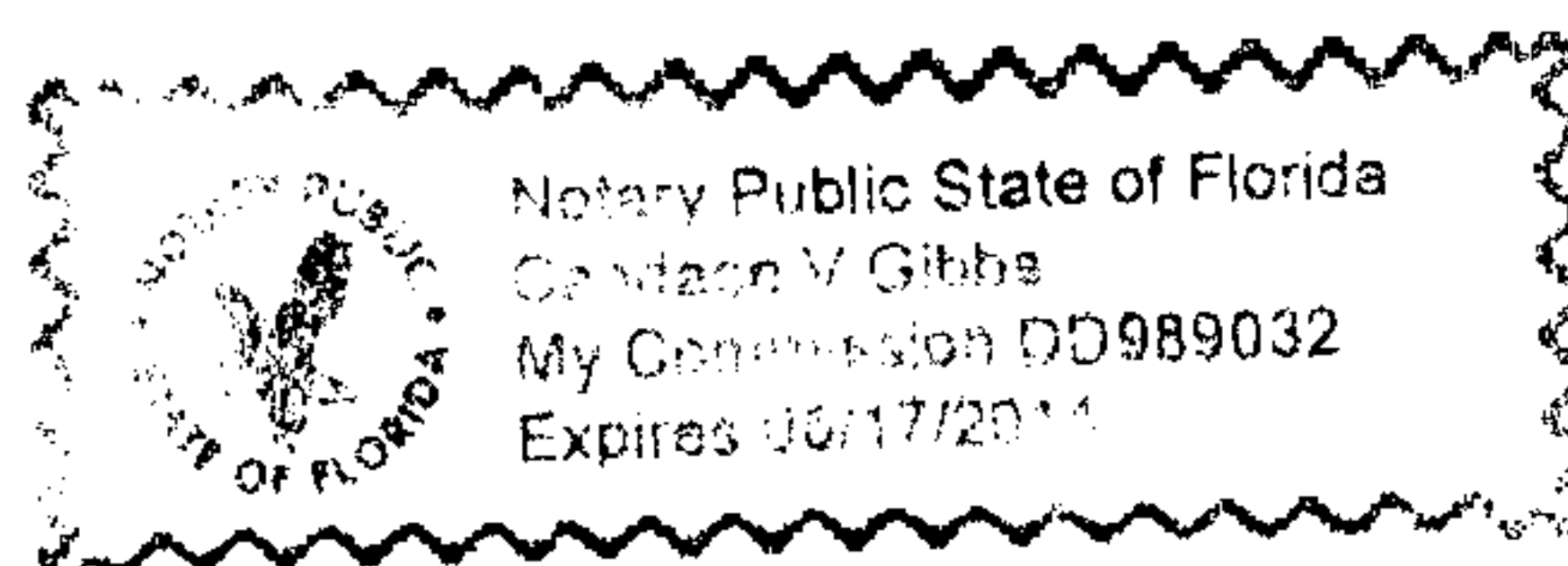
WITNESS my hand and official seal as such Notary Public on this the 28th day of March, 2014.

Candace V. Gibbs

NOTARY PUBLIC

Print Name:

My Commission Expires:



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



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EXHIBIT 'A'

Lot 1, Block B, According to the map of the River View Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama. Situated in 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 28th day of March. 2014.



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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 Green Tree Servicing LLC
Mailing Address P.O. Box 31601
Tampa, FL. 33631-3601

Grantee's Name BRINN S. CUMMINGS
DARIA L. WARD BAILENGER
Mailing Address 15 RIVER DR.
WILSONVILLE, FL. 35186

Property Address SAME

Date of Sale 3/28/14
Total Purchase Price \$ 125,000.00

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 3/28/14

Unattested

(verified by)

Print Joseph H. Kelly, Jr., Vice President

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT 1

