

PEL1400134

20141219000399150 1/7 \$43.00  
Shelby Cnty Judge of Probate, AL  
12/19/2014 12:25:51 PM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Brandi N. Buchanan  
Benjamin M. Buchanan  
213 Mountain Lake Trail  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Twenty Thousand And 00/100 Dollars (\$220,000.00) to the undersigned, PennyMac Loan Services, LLC, A Limited Liability Company, by Nationstar Mortgage, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Brandi N. Buchanan, and Benjamin M. Buchanan, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the map or survey of Mountain Lake Subdivision, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 217, Page 90 and Book 232, Page 709.
4. Easement/right-of-way to Shelby County, Alabama as recorded in Book 1999, Page 34876.
5. Restrictive covenant as recorded in Instrument 20050510000224130.
6. Restrictions and Covenants for Sewer System as recorded in Instrument Number 20040908000501180
7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Restrictions as shown on recorded plat.
9. 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 recorded in Instrument Number 20131122000459330, in the Probate Office of Shelby County, Alabama.

\$ 209,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Shelby County, AL 12/19/2014  
State of Alabama  
Deed Tax: \$11.00

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of November, 2014.

PennyMac Loan Services, LLC

By Nationstar Mortgage, LLC, as Attorney in Fact

By: [Signature]

Its Asst Secretary

STATE OF TEXAS

COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew Thomas**, whose name as Asst Secretary of Nationstar Mortgage, LLC, as Attorney in Fact for PennyMac Loan Services, LLC, A 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

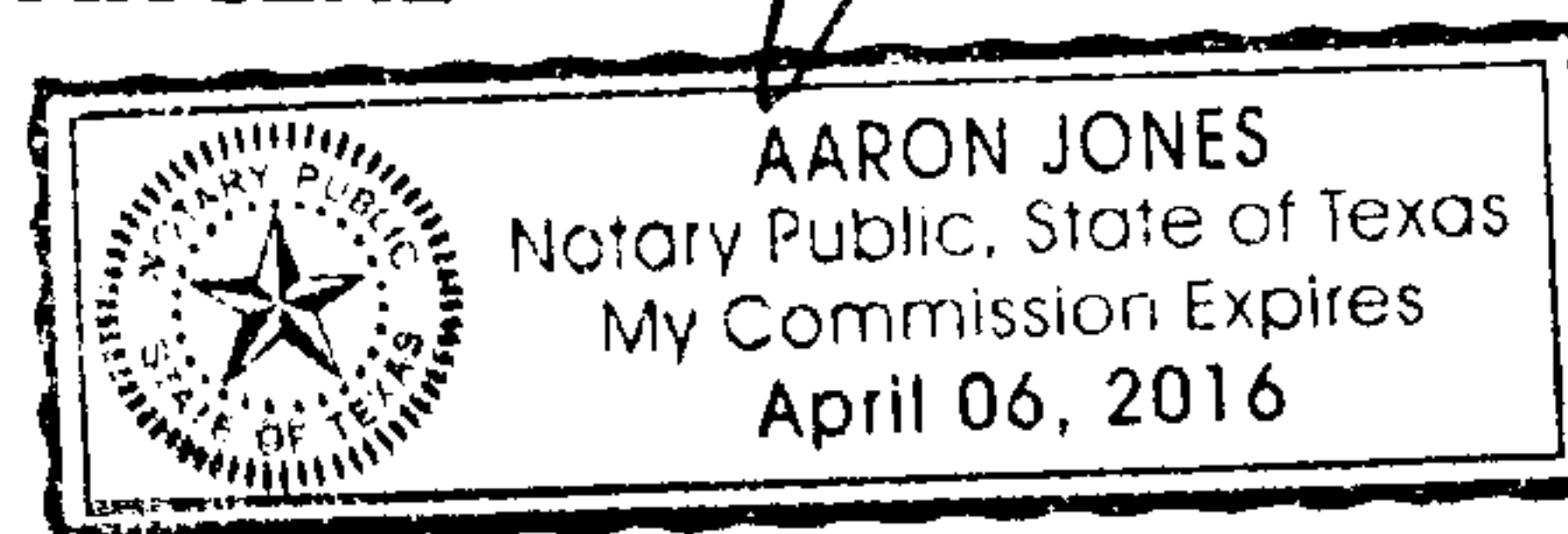
Given under my hand and official seal, this the 25 day of November, 2014.

[Signature]  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2013-002368



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## LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that PennyMac Loan Services, LLC (the "Company"), having a place of business at 6101 Condor Drive, Moorpark, California 93021, does hereby constitute and appoint Nationstar Mortgage LLC, a Delaware limited liability company ("Nationstar"), having an office at 350 Highland Drive, Lewisville, Texas 75067, by and through its officers, its true and lawful Attorney-in-Fact, in its name, place and stead and for its benefit, in connection with mortgage loans serviced by Nationstar pursuant to Pooling and Servicing Agreement dated as of July 30, 2009, by and among Third Street Funding LLC, as depositor, Wells Fargo Bank, N.A., as master servicer and as securities administrator, Nationstar, as successor servicer to the Company (the "Servicer"), MorEquity, Inc., as interim subservicer, Select Portfolio Servicing, Inc., as back-up servicer, U.S. Bank National Association, as trustee, and The Bank of New York Mellon Trust Company, N.A., as custodian. (the "Servicing Agreement") for the purpose of performing all acts and executing all documents in the name of the Company necessary and incidental to the servicing of said loans in compliance with the terms of the Servicing Agreement and applicable law, including but not limited to:

1. Foreclosing delinquent loans or discontinuing such foreclosure proceedings, including, but not limited to, the execution of notices of default, notices of sale, assignments of bids, and assignments of deficiency judgments, and appearing in the prosecuting bankruptcy proceedings;
2. Selling, transferring or otherwise disposing of real property acquired through foreclosure or otherwise, including, but not limited to, executing all contracts, agreements, deeds, assignments or other instruments necessary to effect such sale, transfer or disposition, and receiving proceeds and endorsing checks made payable to the order of the Company from such proceedings;
3. Preparing, executing, and delivering satisfactions, cancellations, discharges, lost note instruments, or full or partial releases of lien, subordination agreements, modification agreements, assumption agreements, substitutions of trustees under deeds of trust, and UCC-3 Continuation Statements;
4. Endorsing promissory notes and executing assignments of mortgages, deeds of trust, deeds to secure debt, and other security instruments securing said promissory notes in connection with loans for which Nationstar has received full payment of all outstanding amounts due on behalf of the Company;
5. Endorsing insurance proceeds checks and mortgage payment checks to the order of the Company; and
6. Any and all such other acts of any kind and nature whatsoever that are necessary and prudent to service the loans, including, without limitation, delegating the authority granted herein to necessary third parties, including but not limited to law firms or Trust Companies and each of their officers, directors, employees, agents and assigns.

The Company further grants to Nationstar full power and authority to do and perform all acts necessary for Nationstar to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the Company might or could do with the same validity as if all and every such act had been herein particularly stated, expressed and especially provided for, and hereby ratifies and confirms all that Nationstar shall do, in compliance with the terms of the Servicing Agreement and applicable law, by virtue of the powers and authority granted and contemplated hereby. This Limited Power of Attorney shall be in full force and effect until revoked or terminated by the Company.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney has not been revoked by the Company.

*[Remainder of page intentionally left blank.]*





IN WITNESS WHEREOF, the Seller has executed this Limited Power of Attorney this 29<sup>th</sup> day of May, 2014

PENNYMAC LOAN SERVICES,  
LLC

By: Donald P. Brewster  
Title: Assistant Secretary

Witness: Carol Green  
Name: Carol Green  
Title: \_\_\_\_\_

Witness: Matt Stearns  
Name: Matt Stearns  
Title: \_\_\_\_\_

STATE OF CALIFORNIA

COUNTY OF Ventura

On May 29, 2014 before me, Khue Karen Tran, Notary Public, personally appeared Donald Brewster, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)  
Place Notary Seal Above



**NATIONSTAR MORTGAGE LLC**  
**as Servicer**

By: \_\_\_\_\_

Name: Jennifer Kinsey

Title: Assistant Secretary

Witness: \_\_\_\_\_

Name: Gabriel Gurrola

Witness: \_\_\_\_\_

Name: Kerri Weinmaster

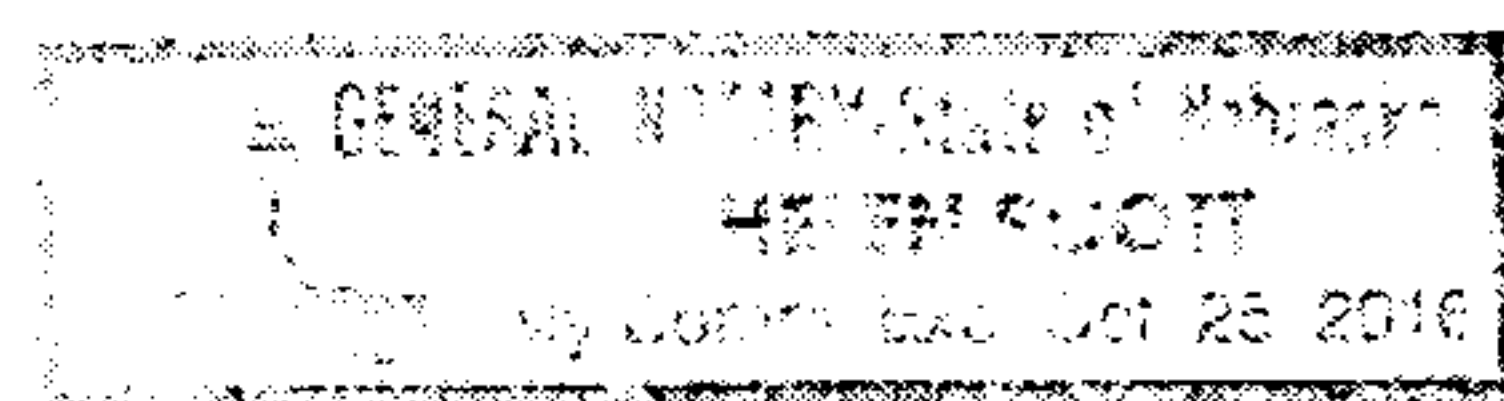
**ACKNOWLEDGEMENT**

**STATE OF NEBRASKA**

**COUNTY OF SCOTTS BLUFF**

On June 6, 2014, before me a Notary Public in and for said State, personally appeared **Jennifer Kinsey**, known to me to be a **Assistant Secretary** of **Nationstar Mortgage LLC** that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation and acknowledged to me that such limited liability company executed the within instrument.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



\_\_\_\_\_  
Helen Scott

NOTARY PUBLIC

My Commission expires: Oct. 25, 2016

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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 STROTE & PERMUTT, PC  
Mailing Address 2311 HIGHLAND AVE S  
PHAM, AL 35205

Grantee's Name BRANDI & BENJAMIN BUCHANAN  
Mailing Address 213 MOUNTAIN LAKE TRAIL  
ALABASTER, AL 35007

Property Address 213 MOUNTAIN LAKE TRAIL  
ALABASTER, AL 35007

Date of Sale 11/26/14

Total Purchase Price \$ 220,000

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 11/26/14

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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