

20150306000070330
03/06/2015 03:05:55 PM
DEEDS 1/4

Commitment Number: 3297197
Seller's Loan Number: 7600029190

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-4-20-2-007-094.000

SPECIAL WARRANTY DEED

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2013-NPL1, whose mailing address is 15480 Laguna Canyon Road, Ste., 100, Irvine, CA 92618, hereinafter grantor, for \$195,000.00 (One Hundred Ninety Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Ian Gordon and Ofelia Gordon, hereinafter grantees, whose tax mailing address is 2060 Silvastone Dr. N.E., Atlanta, GA 30345, the following real property:

Lot 94, according to the Final Record Plat of Narrows Peak Sector, as recorded in Map Book 30, Page 37 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755, as amended by Inst. No. 2000-17136; Inst. No. 2000-36696 and Inst. No. 201138328, Inst. No. 20020905000424180 and Inst. No. 20021017000508250, all recorded in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is herein after collectively referred to as the "Declaration"). Being all and the same property conveyed to Richard Shannon Nicholson by deed from Equifunding, Inc. recorded 7/29/2013 in Instrument No. 20130729000307730 and also by deed from Fannie Mae aka Federal

National Mortgage Association recorded 9/8/2008 in Instrument No. 20080908000357020 in of Shelby Official records.

Property Address is: 297 Narrows Dr., Birmingham, AL 35242

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20140911000284810**

Executed by the undersigned on February 25, 2015:

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2013-NPL1, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact

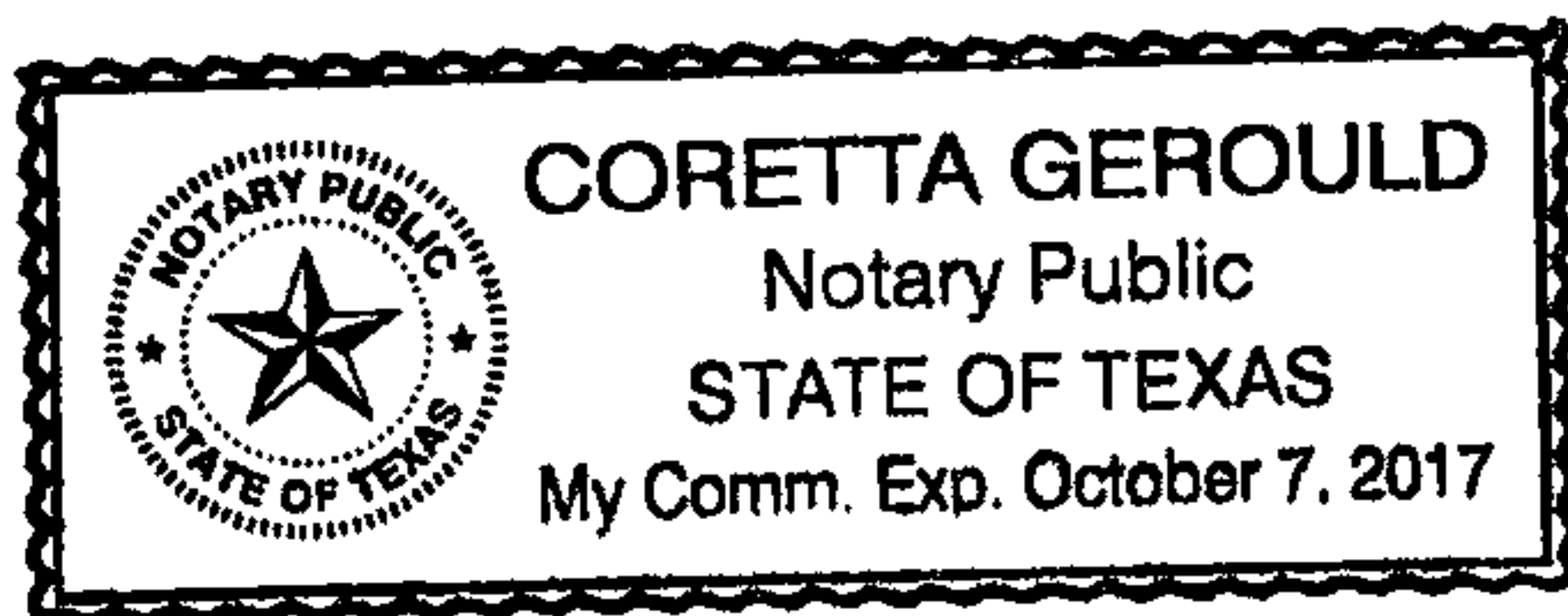
By: Brandee Conrad

Name: Brandee Conrad
Authorized Signer
Its: Assistant V.P.

STATE OF TEXAS
COUNTY OF HARRIS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Brandee Conrad its Assistant V.P., on behalf of the Grantor **Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2013-NPL1, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as _____ and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 25 day of February, 2015



[Signature]
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Wilmington Savings Fund Society
FSB doing business as Christiana
Trust, not in its individual capacity
but solely as legal title trustee for
Bronze Creek Title Trust 2013-
NPL1

Mailing Address 15480 Laguna Canyon Road,
Ste., 100, Irvine, CA 92618

Property Address 297 Narrows Dr., Birmingham, AL
35242

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PM DEEDS 4/4

Grantee's Name Ian Gordon and Ofelia Gordon

Mailing Address 2060 Silvestone Dr. N.E.,
Atlanta, GA 30345

Date of Sale FEBRUARY 25, 2015

Total Purchase Price 195,000.00

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 3/5/15

Print

AARON AVERY

Unattested

Sign

Aaron Avery

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2015 03:05:55 PM
\$218.00 CHERRY
20150306000070330

(verified by)

[Signature]