

20160415000124870
04/15/2016 03:32:40 PM
DEEDS 1/4

Commitment Number: 150305845
Seller's Loan Number: 7600043890

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
23-5-21-0-006-057.000

SPECIAL WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, whose mailing address is 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618, hereinafter grantor, for \$122,000.00 (One Hundred Twenty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to JOHN E. BULL* and STACEY M. CARTER*, hereinafter grantees, whose tax mailing address is 9201 Todd Drive, Bessemer, AL 35023, the following real property:

*Unmarried *Unmarried

ALL THAT PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS: LOT 121, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN & TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 26, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED BY AUCTIONEER TO WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT BY DEED RECORDED 12/22/2015 IN DOCUMENT NO. 20151222000435560 OF THE SHELBY COUNTY, ALABAMA RECORDS.

Property Address is: 123 SUNFLOWER PL., ALABASTER, AL 35007

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.

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.

Executed by the undersigned on March 15, 2016:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS
CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR BCAT 2014-4TT, by Rushmore Loan Management Services LLC,
Appointed As Attorney In Fact**

By: _____

Name: Susan Christy
Assistant Vice President

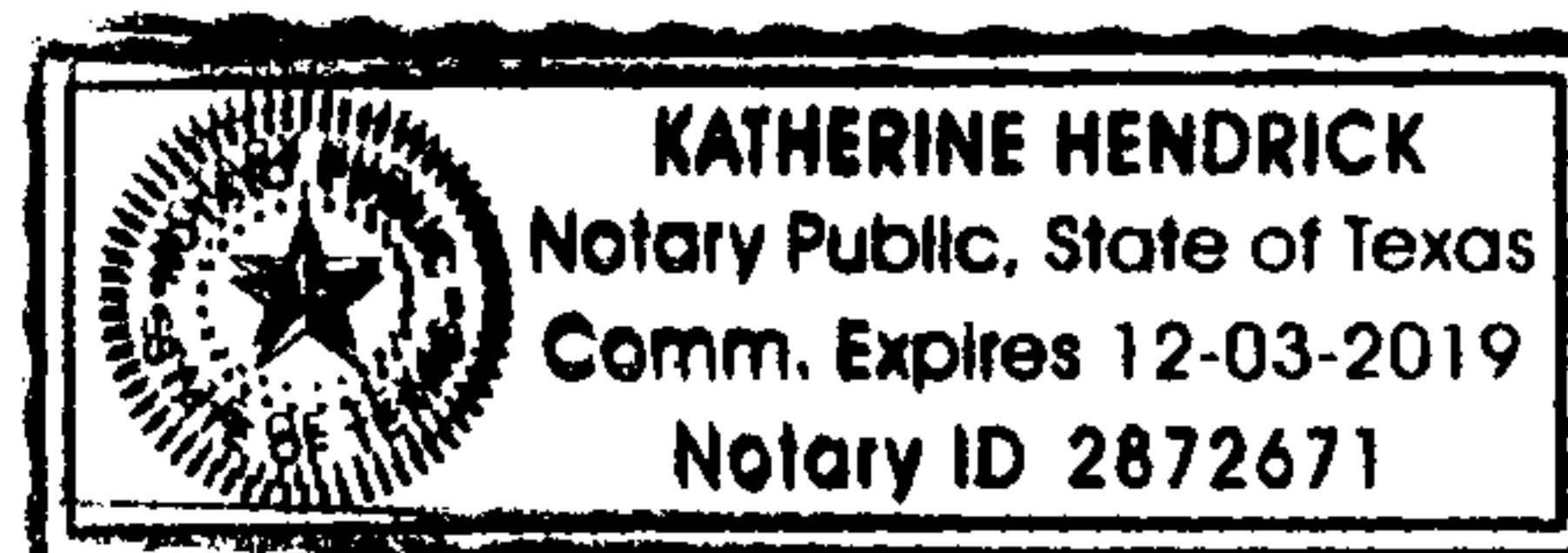
Its: _____

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Susan Christy its AUP, on behalf of the Grantor **WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, 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^(u)her capacity as AUP 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 15th day of March, 2016

Katherine Hendrick
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
TRUSTEE FOR BCAT 2014-4TT

Mailing Address 15480 Laguna Canyon Road,
Suite 100 Irvine, CA 92618

Property Address 123 SUNFLOWER PL.,
ALABASTER, AL 35007

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DEEDS 4/4

Grantee's Name JOHN E. BULL and STACEY
M. CARTER

Mailing Address 9201 Todd Drive, Bessemer,
AL 35023

Date of Sale March 15, 2016
Total Purchase Price 122,000.00

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 3/15/2016

Print Susan Christy
Assistant Vice President

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/15/2016 03:32:40 PM
\$29.50 CHERRY
20160415000124870

[Signature]