

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

Send Tax Notice to:
Marcus C. Baggott
Stephanie N. Hubbard
121 Cahall Lane
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Seven Thousand And 00/100 Dollars (\$127,000.00) to the undersigned, 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, 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 Marcus C. Baggott, and Stephanie N. Hubbard, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 97, according to the plat of Old Ivy Subdivision, Phase II, being a resurvey of portions of Lots 22-32 tract fifty one subdivision, parcel "B", recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate 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. Subject to all limitations, covenants, conditions, restrictions, reservations, easements, and other terms affecting Old Ivy, a planned unit development, as per declaration as set forth in Instrument No. 20051104000574520, recorded 11/4/2005 in Shelby County Records.
4. Subject to all matters, terms and conditions as set forth in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A and Document no. 20051027000561200 recorded in Shelby County Records.
5. Subject to all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted reserved or released to others including but not limited to those rights referred to in instrument of record in Book 114, Page 193 and Book 144, Page 196, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Subject to easement/right of way granted to Alabama Power Company in Deed Book 121, Page 464; Book 188, Page 43 and Book 80, page 195 in the Office of the Judge of Probate of Shelby County, Alabama.
7. 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# 20160315000082410, in the Probate Office of Shelby County, Alabama.

\$ 126,591.00 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.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


20160829000313100 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/29/2016 03:48:12 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 10th day of August, 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, as Attorney in Fact as recorded 04/13/2016 in E2016041500024860

By: *Susan Christy*
Susan Christy
Its Assistant Vice President

STATE OF Texas

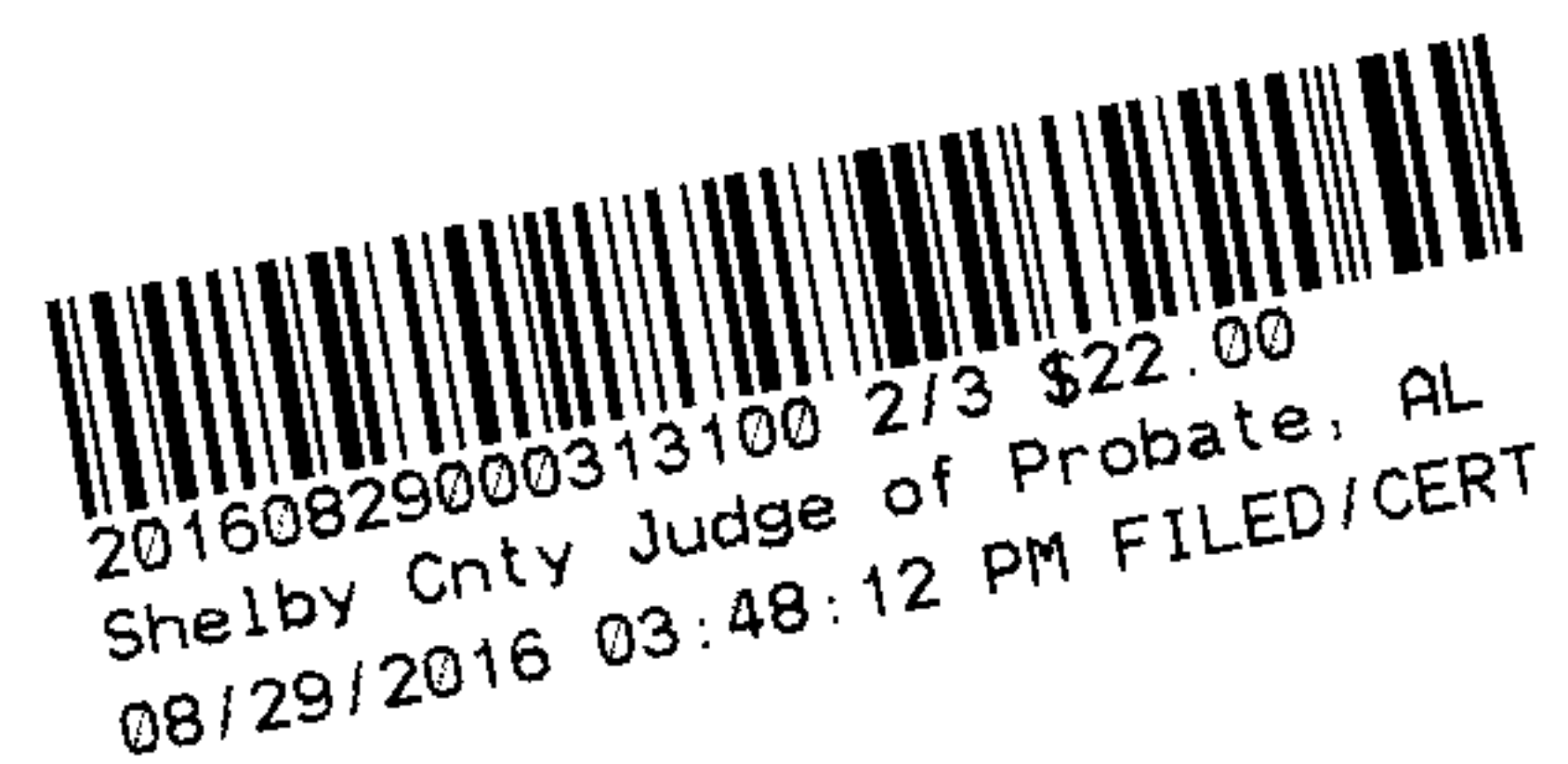
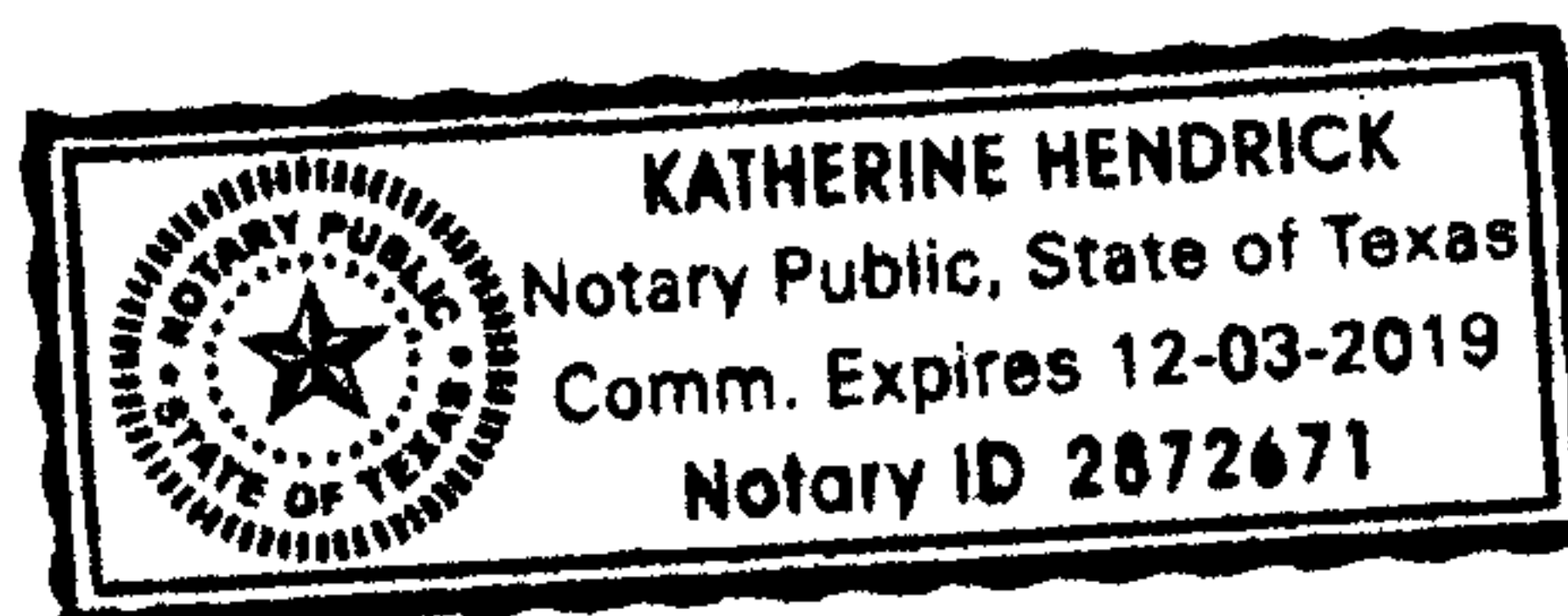
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Christy, whose name as AVP of Rushmore Loan Management Services, LLC, as Attorney in Fact for Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, 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 10th day of August, 2016.

Katherine Hendrick
NOTARY PUBLIC
My Commission expires: 12/3/19
AFFIX SEAL

2016-000777



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 154 Old Ivy Road
Calera, AL 35040

Grantee's Name Marcus C. Baggott, Stephanie N.
Hubbard

Mailing Address 121 Cattail Lane
Calera, AL 35040

Date of Sale 08/26/2016
Total Purchase Price \$127,000.00


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


20160829000313100 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/29/2016 03:48:12 PM FILED/CERT

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 08/26/2016

☐ Unattested

(verified by)

Print Marcus C Baggott

Sign Marcus C Baggott
(Grantor/Grantee/Owner/Agent) circle one