

20161102000402220  
11/02/2016 11:44:26 AM  
DEEDS 1/4

Commitment Number: 160013718  
Seller's Loan Number: 7600047460

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**  
**13 6 24 1 002 006.000**

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**SPECIAL WARRANTY DEED**

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust, whose mailing address is 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, hereinafter grantor, for \$124,300.00 (One Hundred Twenty Four Thousand Three Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Jamie L. Blalock**, hereinafter grantee, whose tax mailing address is 193 Hidden Creek Pkwy., Pelham, AL 35124, the following real property:**

*\* Single*

**ALL THAT PARCEL OF LAND IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 204 ACCORDING TO THE SURVEY OF PHASE 2 HIDDEN CREEK III AS RECORDED IN MAP BOOK 26, PAGE 124, SHELBY COUNTY, ALABAMA RECORDS. TAX ID: 13-6-24-1-002-006.000**

**Property Address is: 193 Hidden Creek Pkwy., Pelham, AL 35124**

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 grantee forever.

Prior instrument reference: **20160126000025410**

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Executed by the undersigned on Oct 24, 2016:

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact**

By: [Signature]

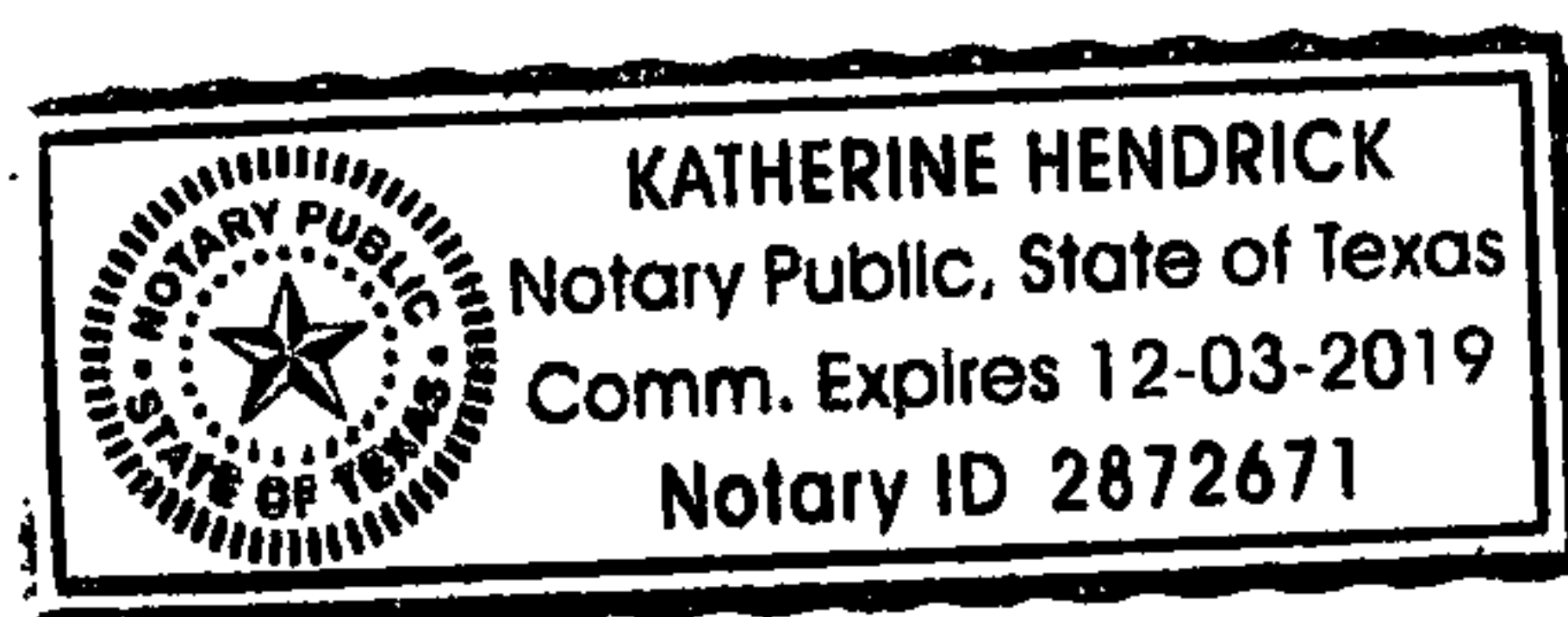
Name: Susan Christy  
Assistant Vice President

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, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust, 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 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 24th day of Oct, 2016



[Signature]  
Notary Public

# Real Estate Sales Validation Form

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

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Grantor's Name Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust

Grantee's Name Jamie L. Blalock

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

Mailing Address 193 Hidden Creek Pkwy., Pelham, AL 35124

Property Address 193 Hidden Creek Pkwy., Pelham, AL 35124

Date of Sale Oct. 24, 2016

Total Purchase Price 124,300.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/02/2016 11:44:26 AM  
\$28.00 CHARITY  
20161102000402220

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 Special Warranty Deed

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).

Susan Christy  
Assistant Vice President

Date 11-1-16

Print

Unattested

Alyssa Bresnay  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Rushmore Loan Management Services LLC Form RT-1  
Its appointed Attorney In Fact