

20161202000441950  
12/02/2016 03:37:40 PM  
DEEDS 1/5

Commitment Number: 160013721  
Seller's Loan Number: 7600047985

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**  
**23-2-03-2-001-001-049**

---

**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 \$220,000.00 (Two Hundred Twenty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **SAMANTHA WATKINS** and **TRAVIS WATKINS**, hereinafter grantees, whose tax mailing address is **801 Barkley Drive, Alabaster, AL 35007**, the following real property: *wife & husband*

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ALABASTER, COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 8, BLOCK 4, ACCORDING TO THE SURVEY OF NORWICK FOREST, SECOND SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Property Address is: 231 NORWICK FOREST DR 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.

Prior instrument reference: **20160315000082420**

Executed by the undersigned on Nov 10, 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: 

Name: Susan Christy  
Assistant Vice President

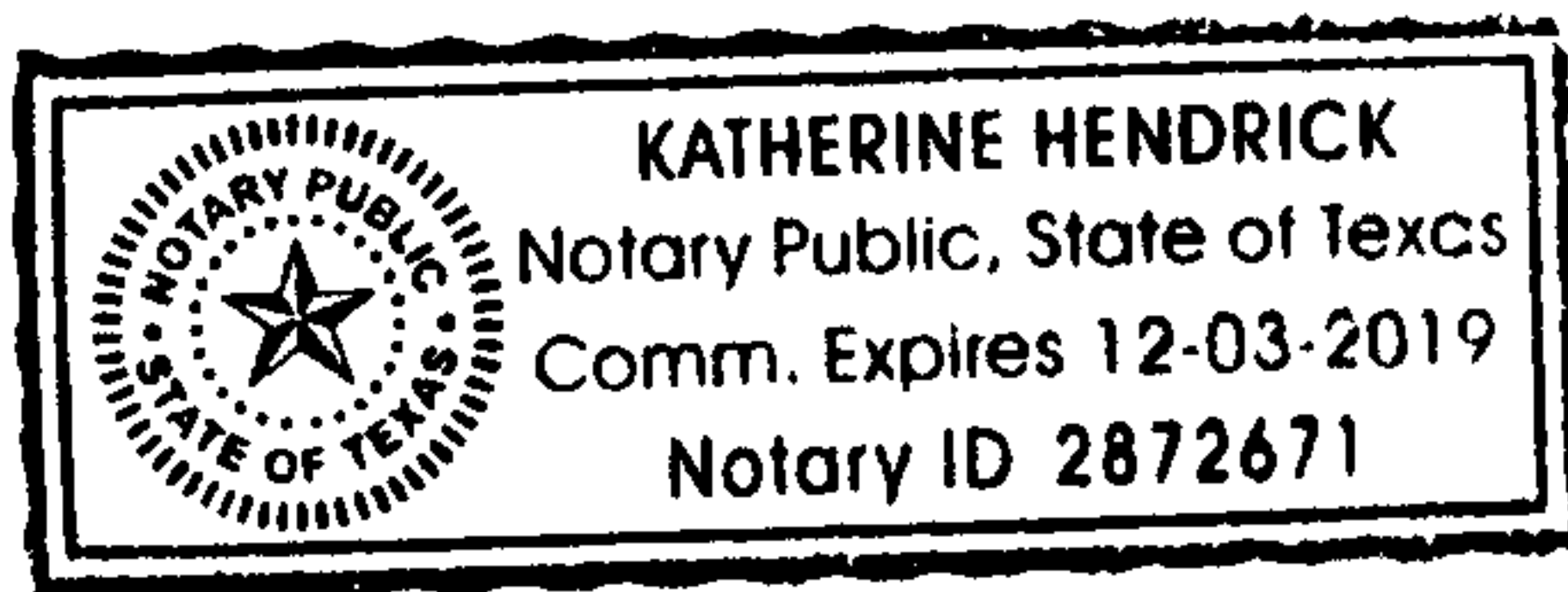
Its: \_\_\_\_\_

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 10<sup>th</sup> day of Nov, 2016

  
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	Grantee's Name	SAMANTHA WATKINS
Mailing Address	15480 Laguna Canyon Road	Mailing Address	801 Barkley Drive
	Irvine, CA 92618		Alabaster, AL 35007
Property Address	231 NORWICK FOREST DR	Date of Sale	1110/2016
	ALABASTER, AL 35007	Total Purchase Price	\$ 220,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20161202000441950 12/02/2016 03:37:40 PM DEEDS 4/5

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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement |                                    |

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.

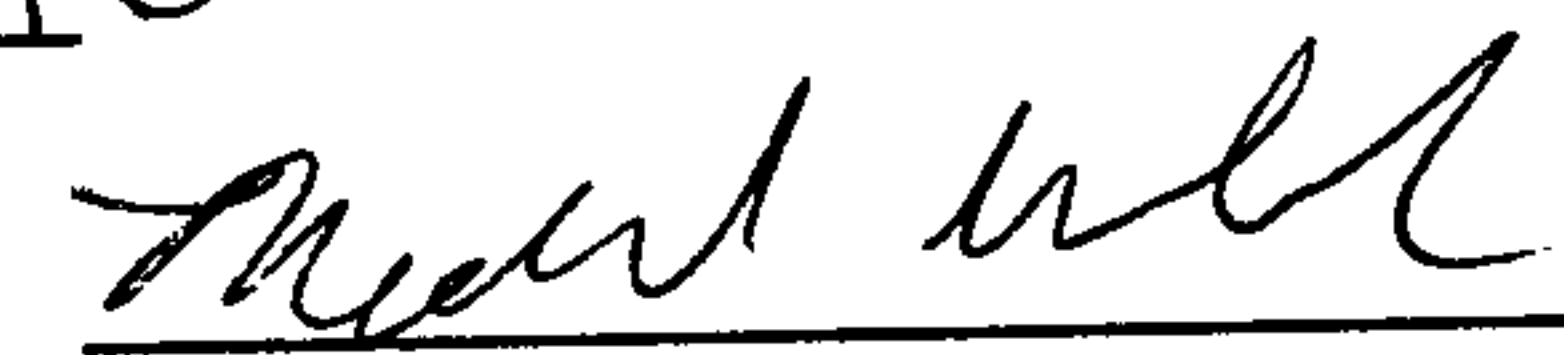
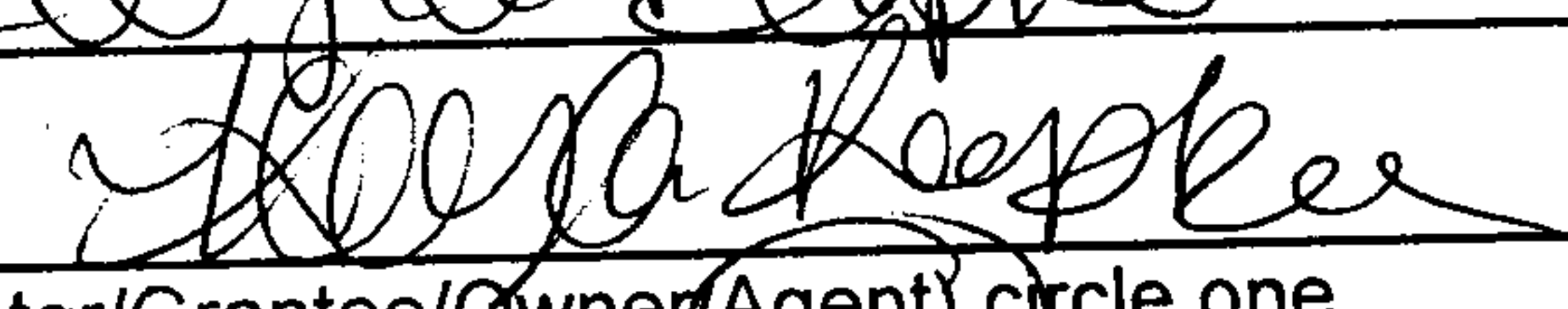
Date of Sale - the date on which interest to the property was conveyed.

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	12/2/16	Print	Kayla Parker
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

20161202000441950 12/02/2016 03:37:40 PM DEEDS 5/5

Record 3rd



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/02/2016 03:37:40 PM  
\$34.50 CHERRY  
20161202000441950

A handwritten signature in dark ink, appearing to read "J. W. Fuhrmeister", is written over the typed name in the official stamp.