

20170404000114180
04/04/2017 02:47:52 PM
DEEDS 1/4

Commitment Number: 160119491
Seller's Loan Number: 7600048044

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
13-7-35-2-005-008.000

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 \$205,000.00 (Two Hundred Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to NATHAN R. CHANCE and HEATHER P. CHANCE, husband and wife, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 248 WAGON TRAIL ALABASTER, AL 35007, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 8, ACCORDING TO THE SURVEY OF APACHE RIDGE, SECTOR 6, AS RECORDED IN MAP BOOK 17 PAGE 145 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATE IN SHELBY COUNTY, ALABAMA.
Property Address is: 248 WAGON TRAIL, 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: **20160523000174150**

Executed by the undersigned on March 1, 2017:

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

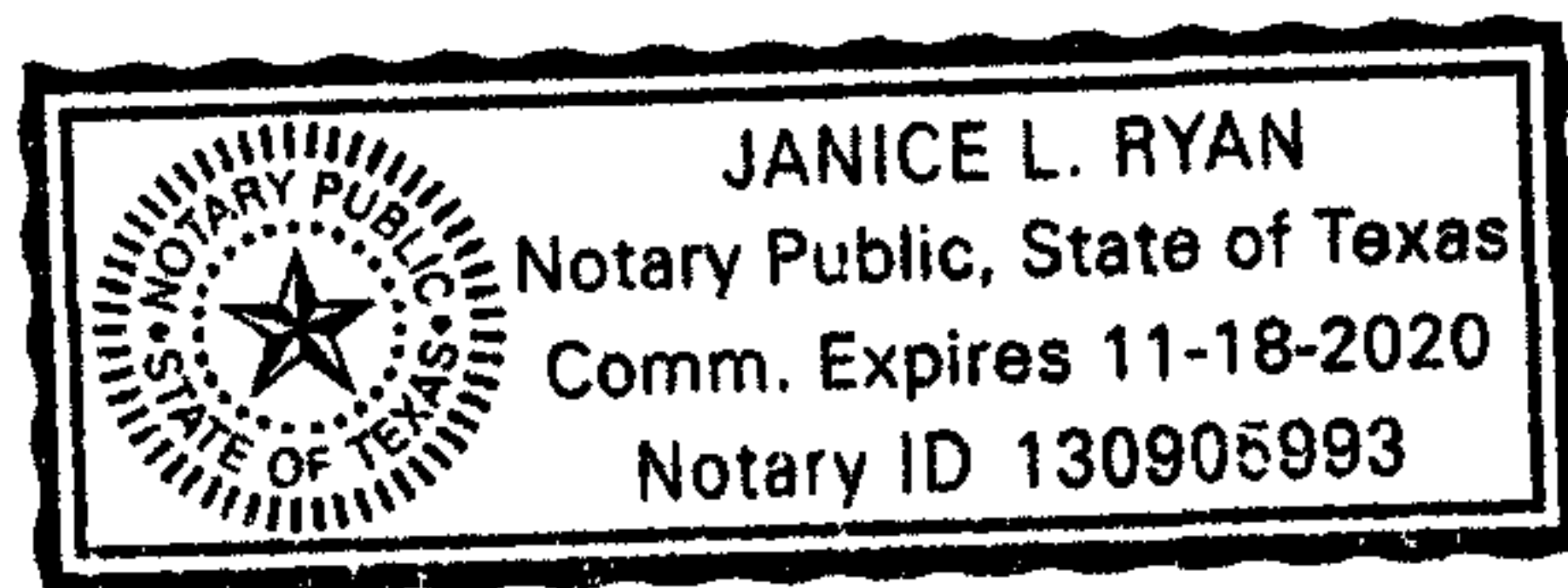
Its: _____

A Power of Attorney relating to the above described property was recorded on 11/02/2016 at Document Number: 20161102000402210.

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 AVP, 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 AVP 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 1st day of March, 2017



[Signature]
Notary Public Janice Ryan

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
Mailing Address FUND SOCIETY
15480Laguna Canyon Rd #100
IRVINE ,CA. 92618

Grantee's Name HEATHER P. CHANCE
Mailing Address NATHAN R. CHANCE
248 WAGON TRAIL
ALABASTER, AL 35007

Property Address 248 WAGON TRAIL
ALABASTER, AL 35007

Date of Sale 03/01/2017
Total Purchase Price \$ 205,000.00

or
Actual Value \$ _____

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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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2017 02:47:52 PM
\$25.00 CHERRY
20170404000114180

- ☐ Appraisal
☐ Other _____

[Signature]

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 4/4/2017

[Signature]
(verified by)

Print Mike Dulanich

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1