

20170801000274960
08/01/2017 08:13:49 AM
DEEDS 1/4

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:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 880961

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27 1 01 0 001 010.001

SPECIAL/LIMITED WARRANTY DEED

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, hereinafter grantor, whose tax-mailing address is 15480 Laguna Canyon Road, Suite 100, Irvine CA 92618, for \$62,500.00 (Sixty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to EVELYN RUBY GOMEZ and CONCEPCION GOMEZ HERMOSILLO, hereinafter grantees, whose tax mailing address is 6233 HWY 16, MONTEVALLO, AL 35115, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 2017051800174400 recorded on 05/18/2017

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.

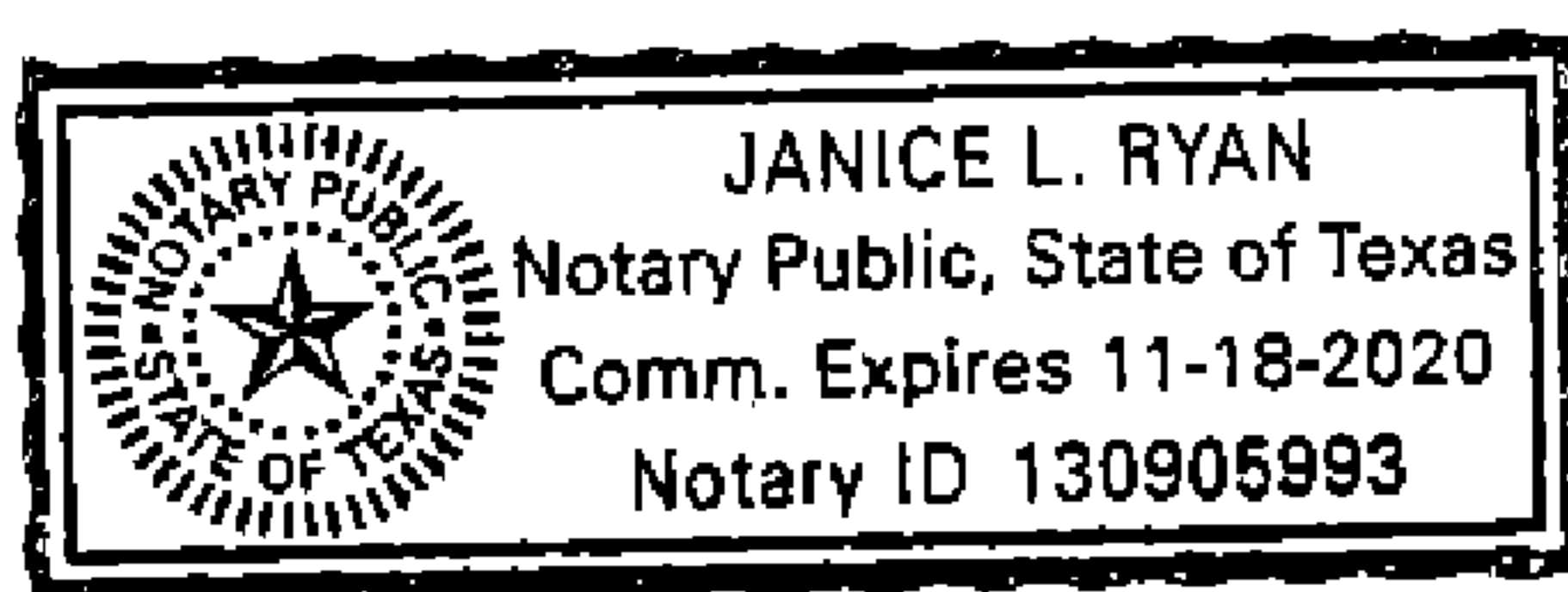
Executed by the undersigned on July 27, 2017:

[Signature]
**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 as
Attorney in Fact**

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **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 as Attorney in Fact** whose name 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 voluntarily on the day the same bears date.

Given under my hand an official seal this 27th day of July, 2017



[Signature]
Notary Public

**EXHIBIT A
(LEGAL DESCRIPTION)**

A parcel of land situated in the SW ¼ of the SW ¼ of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the SW corner of above said ¼- ¼ thence North 00°00'00" East, a distance of 495.43 feet; thence South 87°48'00" East, a distance of 917.39 feet; thence South 87°55'34" East, a distance of 359.87 feet; thence North 00°07'29" East, a distance of 77.20 feet to the point of beginning, said point lying on the Westerly R.O.W. line of Shelby County Highway 16, 80' R.O.W.; thence North 00°06'35" East, and along said R.O.W. line a distance of 139.90 feet; thence North 87°48'01" West and leaving said R.O.W. line, a distance of 134.51 feet; thence South 08°02'48" West, a distance of 124.95 feet; thence South 81°57'12" East, a distance of 153.14 feet to the point of beginning, said parcel containing 0.44 acres, more or less.

PROPERTY ADDRESS: 6233 HWY 16, MONTEVALLO, AL 35115

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name <u>WILMINGTON SAVINGS FUND SOCIETY, and FSB D/B/A CHRISTIANA TRUST, and (see addendum)</u>	Grantee's Name <u>EVELYN RUBY GOMEZ and CONCEPCION GOMEZ HERMOSILLO</u>
Mailing Address <u>15480 LAGUNA CANYON RD, STE. 100 IRVINE, CA 92618</u>	Mailing Address <u>6233 HWY 16 MONTEVALLO, AL 35115</u>
Property Address <u>6233 HWY 16 MONTEVALLO, AL 35115</u>	Date of Sale <u>July 27, 2017</u>
	Total Purchase Price <u>\$62,500.00</u> 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)

<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 July 27, 2017

Print Malcolm S. McLeod

Sign

Malcolm S. McLeod / MM
(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk (verified by)
Shelby County, AL
08/01/2017 08:13:49 AM
\$87.50 DEBBIE
20170801000274960

James W. Fuhrmeister