

20171220000452640
12/20/2017 09:01:39 AM
DEEDS 1/5

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

Send Tax Notice to:
Xzavier Winston
603 Cooper Dr
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty Thousand And 00/100 Dollars (\$180,000.00) to the undersigned, Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, by Carrington Mortgage Services, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Xzavier Winston, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

"See Exhibit A"

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 Grantee herein assume and agree to pay.
3. Ordinance recorded in Instrument No. 20021105000549860, Probate Records of Shelby County, Alabama.

\$ 180,000.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27
day of October, 2017.

Wilmington Savings Fund Society, FSB, as Trustee for
Stanwich Mortgage Loan Trust A

By Carrington Mortgage Services, LLC, as Attorney in
Fact

By: Scott Hazen
Its REO Manager
Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
_____, whose name as _____ of Carrington
Mortgage Services, LLC, as Attorney in Fact for Wilmington Savings Fund Society, FSB, as
Trustee for Stanwich Mortgage Loan Trust A, 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 _____ day of _____, 2017.

See Attached

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2017-000780

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

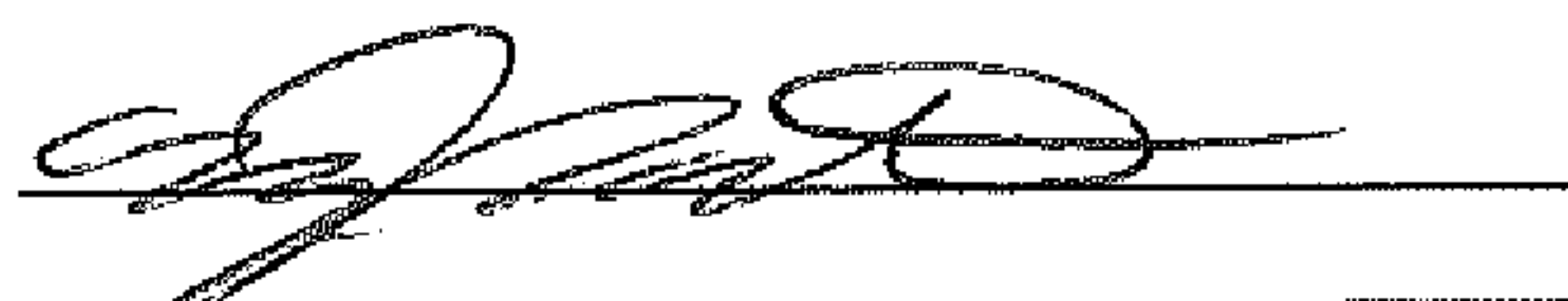
On October 27, 2017 before me, Nancy E. Santillan Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

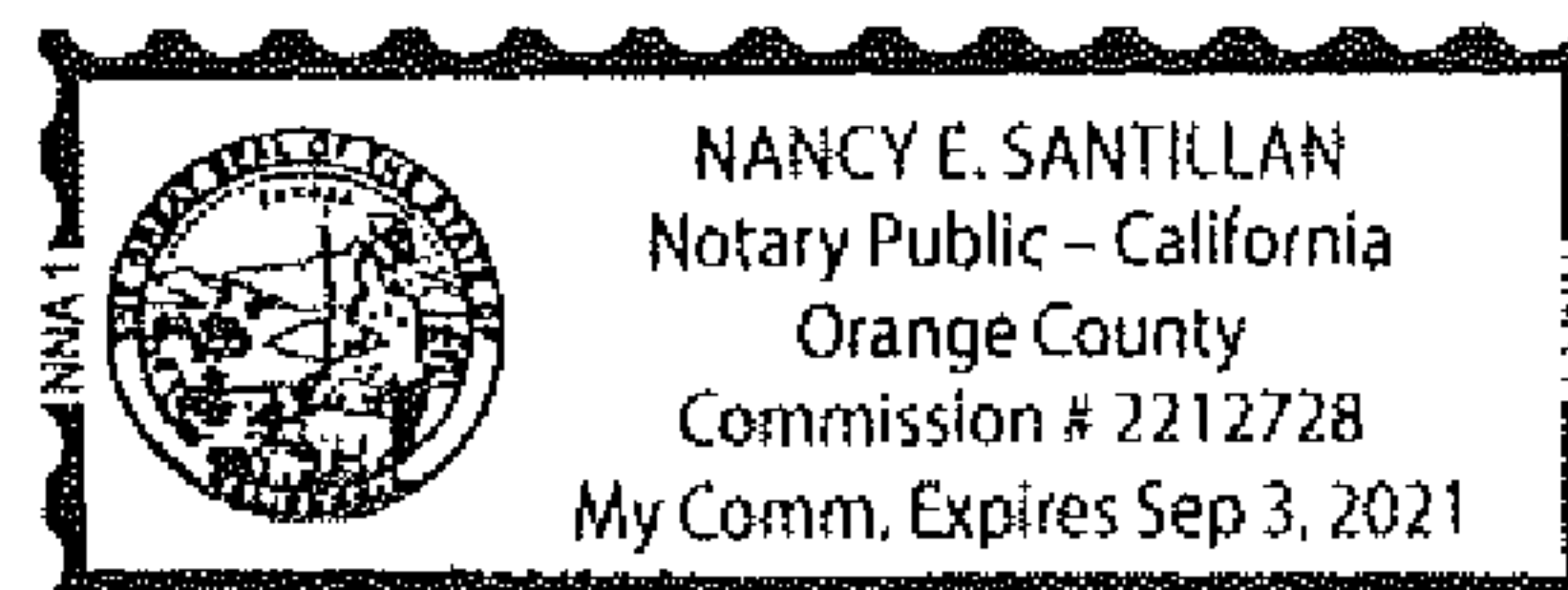


Exhibit A

A portion of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of said quarter-quarter and run Southerly along the East side of said quarter-quarter for 506 feet, thence turn an angle of 90 degrees 04 minutes 27 seconds to the right and run 260.936 feet to the point of beginning. Then turn an angle of 35 degrees 47 minutes 59 seconds to the left and run 144.95 feet, then turn an angle of 38 degrees 12 minutes 00 seconds to the left and run 117.5 feet, then turn an angle of 101 degrees 26 minutes 00 seconds to the left and run 158.49 feet, then turn an angle of 96 degrees 44 minutes 00 seconds to the left and run 210.507 feet back to the point of beginning.

An Easement for Ingress/Egress, from the Right-of-Way of Bearden Road, along Cooper Drive to subject parcel, being more particularly described as follows: Commence at the NE Corner of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 00 degrees 00 minutes 00 seconds E, a distance of 506.00 feet; thence S 89 degrees 55 minutes 33 seconds E, a distance of 260.94 feet to the POINT OF BEGINNING OF SAID EASEMENT; thence S 54 degrees 16 minutes 28 seconds W, a distance of 144.95 feet; thence N 16 degrees 04 minutes 28 seconds E, a distance of 50.38 feet; thence N 51 degrees 27 minutes 41 seconds E, a distance of 71.22 feet to a curve to the right, having a radius of 225.00, a central angle of 44 degrees 34 minutes 44 seconds, and subtended by a chord which bears N 73 degrees 45 minutes 03 seconds E, and a chord distance of 170.68 feet; thence along the arc of said curve, a distance of 175.06 feet; thence S 83 degrees 57 minutes 35 seconds E, a distance of 62.53 feet to a curve to the left, having a radius of 355.00, a central angle of 13 degrees 29 minutes 50 seconds, and subtended by a chord which bears N 89 degrees 17 minutes 30 seconds E, and a chord distance of 83.43 feet; thence along the arc of said curve, a distance of 83.63 feet to the Westerly R.O.W. line of Bearden Road, 100 foot R.O.W.; thence S 31 degrees 31 minutes 16 seconds E and along said R.O.W. line, a distance of 22.01 feet to a non-tangent curve to the right, having a radius of 375.00, a central angle of 14 degrees 51 minutes 17 seconds, and subtended by a chord which bears S 88 degrees 36 minutes 47 seconds W, and a chord distance of 96.95 feet; thence along the arc of said curve and leaving said R.O.W. line, a distance of 97.22 feet; thence N 83 degrees 57 minutes 35 seconds W, a distance of 62.53 feet to a curve to the left, having a radius of 205.00, a central angle of 32 degrees 55 minutes 49 seconds, and subtended by a chord which bears S 79 degrees 34 minutes 31 seconds W, and a chord distance of 116.21 feet; thence along the arc of said curve, a distance of 117.82 feet; thence S 02 degrees 06 minutes 48 seconds E, a distance of 14.99 feet to the POINT OF BEGINNING OF SAID EASEMENT as per Easement Survey prepared by Rodney Shiflett, RPLS # 21784, dated August 19, 2016, Job No. 16353.

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 FSB
ASTUSPEC FOR STANWICH MTG LOAN
1600 S. DOUGLASS RD. STE 130A
ANAHEIM, CA 92806

Grantee's Name XZAVIER D. WINSTON
Mailing Address 2081 EDEN OAKS DR.
BIRMINGHAM, AL 35211

Property Address 603 COOPER DR.
PELHAM, AL 35124

Date of Sale DECEMBER 19, 2017
Total Purchase Price \$ 190,000.00

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
12/20/2017 09:01:39 AM
\$28.00 CHERRY
20171220000452640

☐ Appraisal
☐ Other

James W. Fuhrmeister

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 12/19/17

Print Mitzi Thomas

☒ Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one