

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

Send Tax Notice to:  
Thomas Properties and Investments, LLC

*5184 Caldwell Mill Road, Ste 204  
Birmingham, AL 35244 Box 298*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-Five Thousand One Hundred And 00/100 Dollars (\$35,100.00) to the undersigned, Wilmington Savings Fund Society, FSB, as Trustee of 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 Thomas Properties and Investments, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the Southwest Quarter of Northwest Quarter of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at a point on the Northeast line of Lot 1, Block 1, Parker's Subdivision as recorded, said point being 5 feet Northwest of the most Easterly corner of said lot; thence looking Northwesterly along said lot line, turn 84 degrees 19 minutes right in a Northeasterly direction for a distance of 75.73 feet to the point of curve to the right, said curve being subtended by a central angle of 5 degrees 24 minutes 24 seconds and having a radius of 348.33 feet; thence around the arc of said curve 32.92 feet to the Point of Beginning of tract of land herein described, said Point of Beginning being on the arc of a curve to the right, said curve being subtended by a central angle of 17 degrees 52 minutes 46 seconds, and having a radius of 348.33 feet; thence continue around the arc of said curve 108.65 feet; thence 81 degrees 03 minutes 37 seconds left from chord of said curve Northwesterly 305.76 feet; thence 107 degrees 35 minutes 46 seconds left Southwesterly along a projection of the Northwest line of Lot 3, Block 1, Parker's subdivision a distance of 200.7 feet, thence 90 degrees 17 minutes left Southeasterly a distance of 275.15 feet, more or less to the Point of Beginning.


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. Restrictive covenant as recorded in Deed Book 251 Page 145.
4. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20170510000163390, in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 04/13/2018  
State of Alabama  
Deed Tax: \$35.50

  
20180413000123670 1/4 \$59.50  
Shelby Cnty Judge of Probate, AL  
04/13/2018 11:19:14 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29 day of March, 2018.

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

By Carrington Mortgage Services, LLC, as Attorney in Fact

By: \_\_\_\_\_

Its Scott Hagan  
FIC Manager  
Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

**See Attached**

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 of 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 March, 2018.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2017-001180

20180413000123670 2/4 \$59.50  
Shelby Cnty Judge of Probate, AL  
04/13/2018 11:19:14 AM FILED/CERT

## 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 March 29, 2018 before me, Marisela J. Islas - 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.

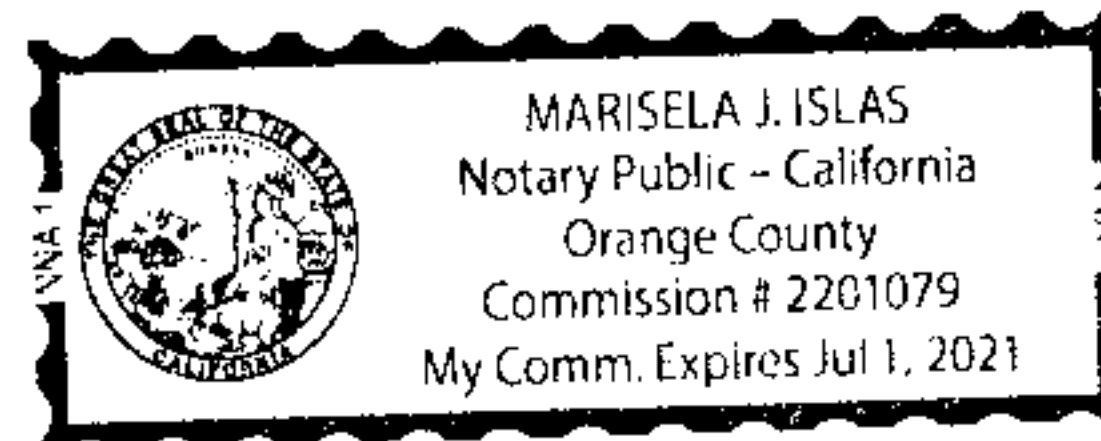
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



20180413000123670 3/4 \$59.50  
Shelby Cnty Judge of Probate, AL  
04/13/2018 11:19:14 AM FILED/CERT

# 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 Society,  
FSB, as Trustee of Stanwich  
Mortgage Loan Trust A  
Mailing Address 1600 S Douglass Road, Suite  
130A, Anaheim, CA 92806

Grantee's Name Thomas Properties and Investments,  
LLC

Mailing Address 5184 Caldwell M.H Rd  
Suite 204 Box 298  
Birmingham AL 35244

Property Address 604 Mountain View Dr  
Wilsonville, AL 35186

Date of Sale 04/12/2018  
Total Purchase Price \$35,100.00

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)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 04/12/2018

☐ Unattested

(verified by)

Print Thomas Properties and Investments LLC

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

