

Shelby County, AL 07/09/2018
State of Alabama
Deed Tax: \$3.50

This instrument was prepared by:
Jeremy L. Parker
Attorney At Law
1560 Montgomery Hwy, Suite 205
Birmingham, AL 35216

Return this Instrument to:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Order No.: AL-REO180146ATN



20180709000243380 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
07/09/2018 03:24:38 PM FILED/CERT

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF Alabama
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2014-4TT ("GRANTOR(S)"), in hand paid by Mark B McClung, Jr and Meghan L Hubbard ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the South $\frac{1}{4}$ - $\frac{1}{4}$ line 512.0 feet; thence turn left 90 degrees 46 minutes 00 seconds and run North 533.31 feet along a fence to the Point of Beginning; thence turn left 30 degrees 04 minutes 43 seconds and run Northwest 491.20 feet along said fence to a point on the Southeast right of way of Shelby County Highway Number 93; thence turn right 80 degrees 59 minutes 27 seconds and run Northeast 96.28 feet along said right of way; thence turn right 39 degrees 45 minutes 16 seconds and run East 58.04 feet; thence turn right 58 degrees 53 minutes 51 seconds and run Southeast 450.94 feet; thence turn right 80 degrees 30 minutes 09 seconds and run Southwest 150.00 feet to the Point of Beginning. Subject to an easement 30 feet wide across the North side of said property.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 02/05/2018, filed on 02/07/2018 and recorded in Inst #20180207000040160, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

\$184,103.00 of the Purchase price was obtained by a Purchase
Money Mortgage filed simultaneously herewith

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on this 30 day of May, 2018.

WITNESSES

[Signature]
Printed Name: Matty Koster
[Signature]
Printed Name: Wendahl

GRANTOR:

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2014-4TT

[Signature]
BY: New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing as attorney-in-fact POA in book LR7545 Pg 864 Mobile County Alabama
Shawn Garrison, MVP

ACKNOWLEDGEMENT

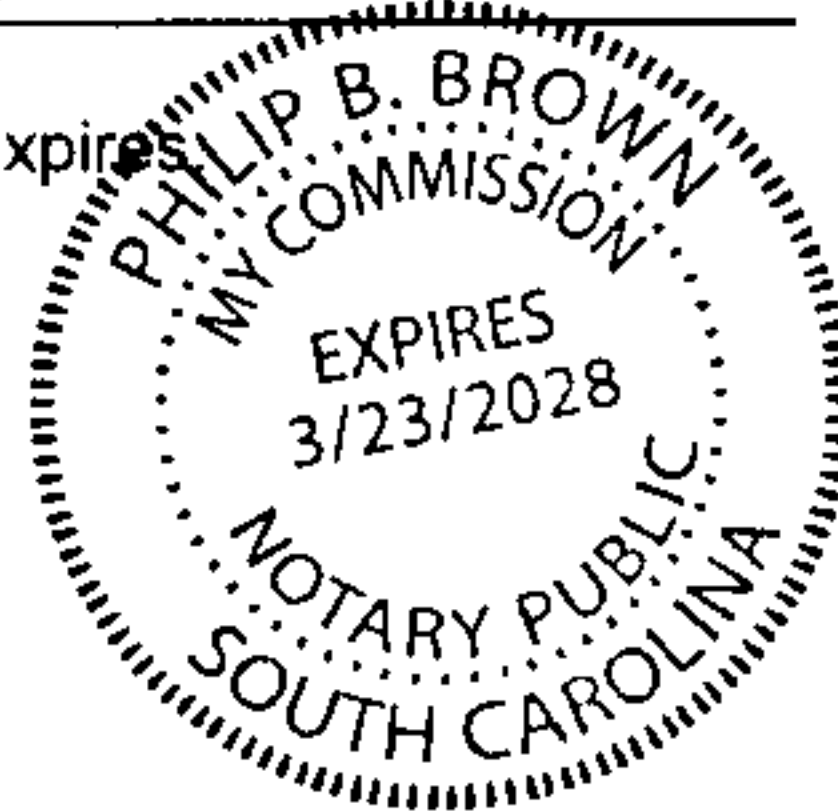
STATE OF SC
COUNTY OF Greenville

[Signature] a Notary Public, in and for said County in said State, hereby certify that Shawn Garrison as ATP of New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing attorney in fact for Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2014-4TT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 30 day of May, 2018.

[Signature]
Notary Public
My Commission Expires

[Notary Seal]



Grantee's Mailing Address:

2714 Highway 93
Helena, AL 35080

[Barcode]
20180709000243380 2/3 \$24.50
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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</u> <u>Fund Society, FSB,</u> <u>doing business as</u> <u>Christiana Trust, not in</u> <u>its individual capacity,</u> <u>but solely as trustee for</u> <u>BCAT 2014-4TT</u>	Grantee's Name:	<u>Mark B McClung, Jr and</u> <u>Meghan L Hubbard</u>
Mailing Address:	<u>55 Beattie Place, Ste</u> <u>110</u> <u>Greenville, SC 29601</u>	Mailing Address:	<u>2714 Highway 93</u> <u>Helena, AL 35080</u>
Property Address:	<u>2714 Highway 93</u> <u>Helena, AL 35080</u>	Date of Sale:	<u>June 25, 2018</u>
		Total Purchase Price:	<u>\$187,500.00</u>
		or	
		Actual Value:	<u>\$</u>
		or	
		Assessor's Market Value:	<u>\$</u>

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 checked="" type="checkbox"/> Sales Contract Other | <input type="checkbox"/> Other: |
| <input 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).

Shawn Garrison
AVP

Date 06/25/2018

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one)



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Form RT-1