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20190403000106610 1/4 \$199.50
Shelby Cnty Judge of Probate, AL
04/03/2019 09:41:37 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
Matthew Nichols
~~209 Lane Park Circle~~ 165 Greenbriar Pl
Alabaster, AL 35114 Chelsey, AL 35043

File #: TCEL-3594

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust, whose post office address is 440 S. La Salle Street, Ste. 2000, Chicago, IL 60605, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to MATTHEW NICHOLS, whose address is 209 Lane Park Circle, Alabaster, AL 35114, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Property Address: 209 Lane Park Circle, Alabaster, AL 35114
Parcel ID: 23-5-16-0-001-019-057

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 15 day of
MARCH, 2019.

[Signature]
Witness

Sarah Nelson
Printed Name

Mary G. Heare
Witness

Mary A. Heare
Printed Name

WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a
Christiana Trust, not individually but as trustee for Hilldale
Trust

By: [Signature]
Michael Brooks

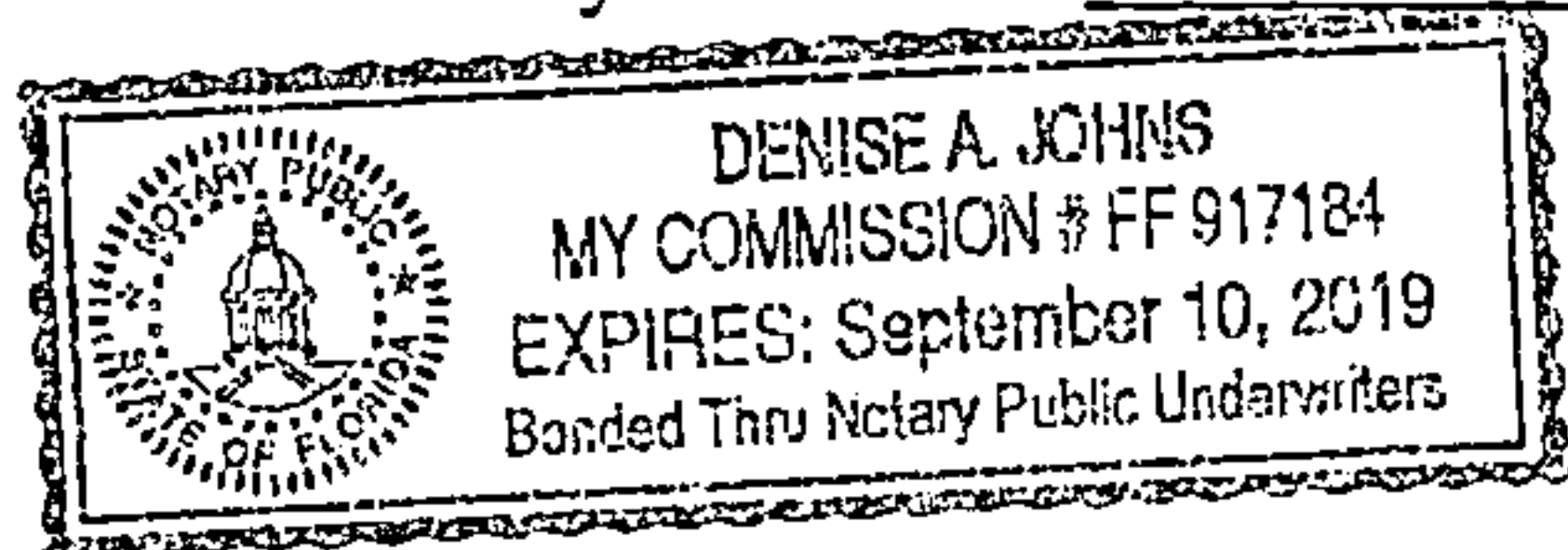
Name/Title: REO Closing Coordinator
Fay Servicing, LLC, A-I-F

STATE OF FL }

COUNTY OF HILLSBOROUGH }

I, a Notary Public, in and for said County in said State, hereby certify that MICHAEL BROOKS
whose name is REO CLOSING COORDINATOR of WILMINGTON SAVINGS FUND SOCIETY, FSB,
d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust, is signed to the foregoing
instrument or 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.

Given under my hand this 15 day of MARCH, 2019



[Signature]
Notary Public

My commission expires: 9/10/19

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither
representation as to the status of the title nor property use or any zoning regulations concerning described property
herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided
to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

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EXHIBIT "A"

**LOT 503, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR
ADDITION TO ALABASTER, 5TH ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 133, IN
THE PROBATE OFFICE OF SHELBY, ALABAMA.**

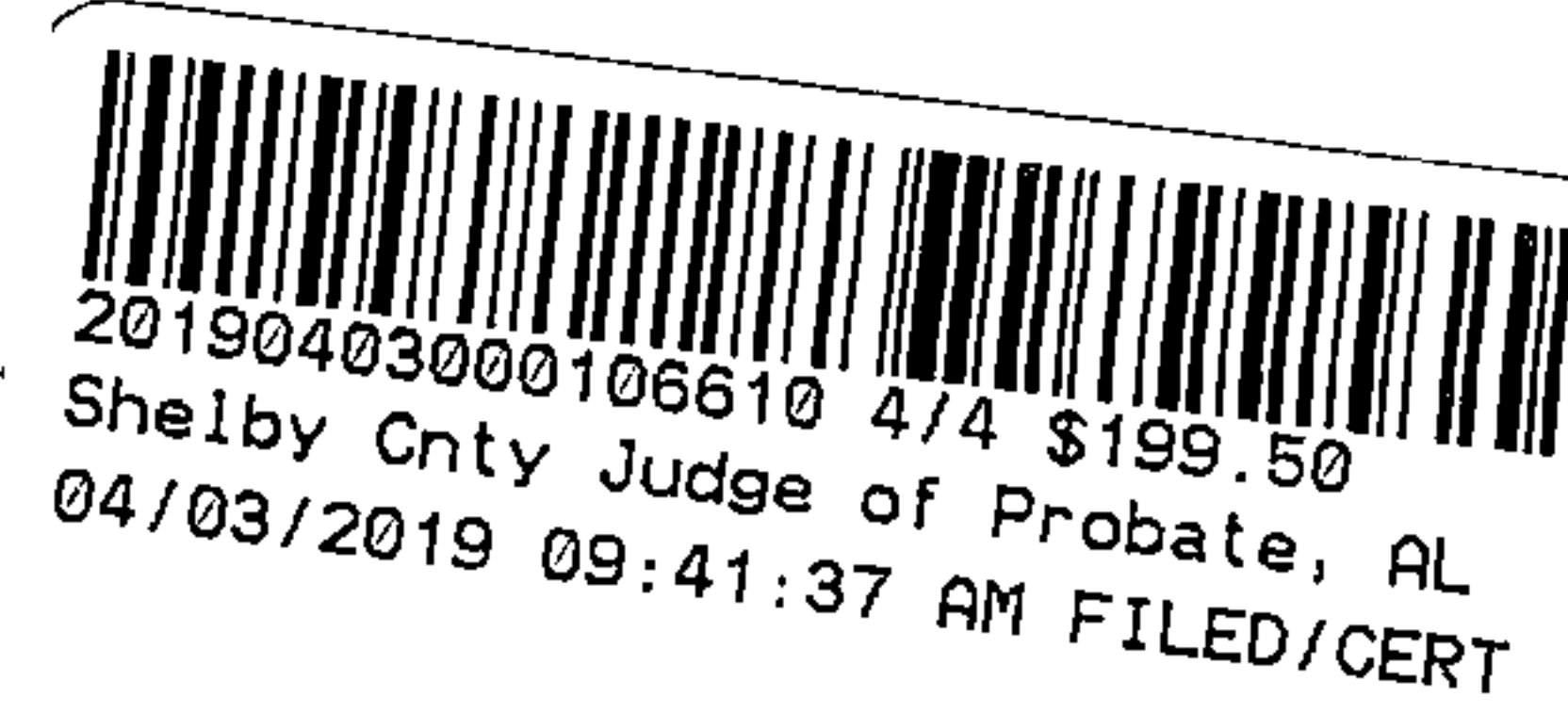
Parcel Number: 23-5-16-0-001-019-057

Property Address: 209 Lane Park Circle, Alabaster, AL 35114



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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 WILMINGTON SAVINGS FUND SOCIETY,
FSB D/B/A CHRISTIANA TRUST

Mailing Address: 440 S. LA SALLE STREET, STE 2000
CHICAGO, IL 60605

Property Address 209 LANE PARK CIRCLE
MAYLENE, AL 35114

Grantee's

Name MATTHEW NICHOLS

Mailing Address: 165 Greenbriar Pl
Chelieu AL 35043

Date of Sale: March 15, 2019

Total Purchaser Price \$174,500.00

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 3/15/19

Unattested (verified by)

Print Matthew Nichols

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

Shelby County, AL 04/03/2019
State of Alabama
Deed Tax: \$174.50

