



20130909000366790 1/4 \$62.00
Shelby Cnty Judge of Probate, AL
09/09/2013 02:59:02 PM FILED/CERT

This instrument was prepared by:
Jeff G. Underwood
Sirote & Permutt, PC
2311 Highland Avenue South
Birmingham, AL 35205

Send Tax Notice to:
Zaida Canosa

811 15th AVE SW
ALABASTER AL 35007

STATUTORY WARRANTY DEED (CORPORATION) **VB**

State of Alabama)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County, AL 09/09/2013
State of Alabama
Deed Tax: \$39.00

Shelby County)

That in consideration of thirty-nine thousand and 00/100 Dollars (\$39,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association as Trustee for Certificateholders of EMC Mortgage Loan Trust 2003-B, Mortgage Loan Pass-Through Certificates, Series 2003-B, ~~a corporation~~, by JPMorgan Chase Bank, National Association, its Attorney in Fact, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Zaida Canosa (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, by its VP who is authorized to execute this conveyance, has hereto set its signature and seal this 30th day of August, 2013.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association as Trustee for Certificateholders of EMC Mortgage Loan Trust 2003-B, Mortgage Loan Pass-Through Certificates, Series 2003-B, ~~a corporation~~, by JPMorgan Chase Bank, National Association, its Attorney in Fact,

By: Vernitta Beck

Name: **Vernitta Beck**

Title: **Vice President**

State of Texas

DENTON County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that VERNITTA BECK, whose name as VP of U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association as Trustee for Certificateholders of EMC Mortgage Loan Trust 2003-B, Mortgage Loan Pass-Through Certificates, Series 2003-B, ~~a corporation~~, by JPMorgan Chase Bank, National Association, its Attorney in Fact, , is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, 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 and official seal this 30th day of August, 2013

Notary Public

My Commission expires: 3/14/2017

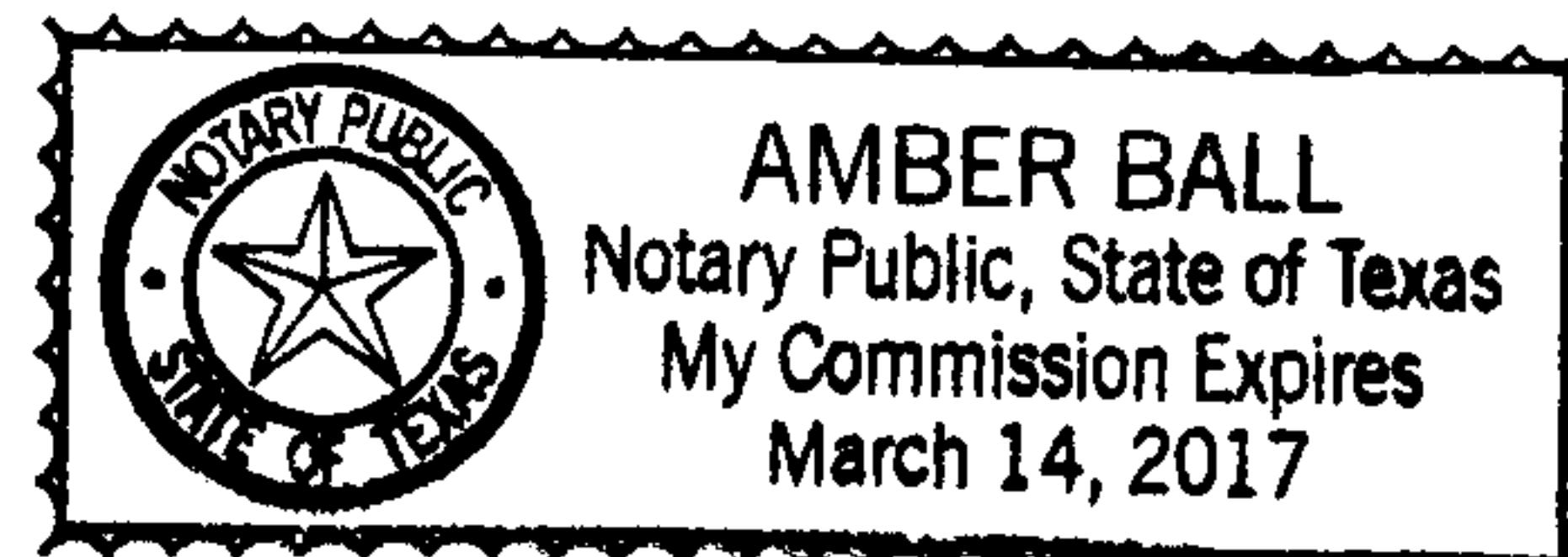


EXHIBIT A
Legal Description

VB

From the Northeast corner of the South half of Northwest quarter of Section 11, Township 21 South, Range 3 West, run Westerly along North boundary line of the said South half of Northwest quarter of Section 11, a distance of 1768.1 feet to the point of beginning of the land herein described; thence continue Westerly along the North boundary line of the South half of the Northwest quarter of Section 11 for 124.0 feet; thence turn an angle of 84 degrees 36 minutes 20 seconds to left and run Southwesterly for 211.0 feet; thence turn an angle of 95 degrees 23 minutes 40 seconds to left and run Easterly for 151.05 feet; thence turn an angle of 92 degrees 00 minutes to left and run Northerly for 210.0 feet to the point of beginning, and being a part of the Southwest quarter of the Northwest quarter of Section 11, Township 21 South, Range 3 West.




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EXHIBIT B

Permitted Encumbrances

VB

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.
8. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction. Easement/right-of-way to Southern Natural Gas as recorded in Book 90, Pages 33 and 69.
9. 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 Inst. No. 20130228000084110, in the Probate Office of Shelby County, Alabama.


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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.S. Bank National Association, as
Trustee, successor in interest to
Bank of America, National
Association as Trustee as
successor by merger to LaSalle
Bank National Association as
Trustee for Certificateholders of
EMC Mortgage Loan Trust 2003-
B, Mortgage Loan Pass-Through
Certificates, Series 2003-B

Mailing Address 10790 Rancho Bernardo Road,
San Diego, CA 92127

Property Address 811 15th Avenue Southwest
Alabaster, AL 35007

Grantee's Name Zaida Canosa

811 15th AVE SW
ALABASTER AL 35007



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Mailing Address _____

Date of Sale 9/5/2013
Total Purchase Price \$39,000.00

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 9/5/2013

☐ Unattested

(verified by)

Print ZAIDA CANOSA

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