

20200630000267680  
06/30/2020 09:16:32 AM  
DEEDS 1/4

## **SPECIAL WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

THIS INDENTURE made this 24 day of June, 2020.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Seventy-Nine Thousand Eight Hundred Fifty Dollars and 00/100 (\$279,850.00)** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **US BANK TRUST, NA, AS TRUSTEE OF CHALET SERIES III TRUST by SN Servicing Corporation as Attorney in Fact** (herein referred to as "Grantor") grants, bargains, sells and conveys unto **TALI ASHKENAZI**, (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 9, according to the Survey of Phase 1, Heatherwood, 8th Sector, as recorded in Map Book 16, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Property Address: 138 COSHATT TRAIL, HOOVER, ALABAMA, 35244**

**Parcel #: 10-2-09-0-001-001.236**

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitles thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by ROBIN P. ARKLEY II,  
who is authorized to execute this conveyance, has hereto set its signature and seal, on this the  
24 day of June, 2020 on behalf of **US BANK TRUST, NA, AS TRUSTEE OF CHALET  
SERIES III TRUST by SN Servicing Corporation as Attorney in Fact.**

**US BANK TRUST, NA, AS TRUSTEE OF CHALET  
SERIES III TRUST**

**by SN Servicing Corporation as Attorney in Fact**

By: 

Printed Name of Signer: ROBIN P. ARKLEY II

Title of Signer: PRESIDENT

STATE OF CALIFORNIA

COUNTY OF HUMBOLDT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that US BANK TRUST, NA, AS TRUSTEE OF CHALET SERIES III TRUST, 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 of said conveyance, they (he/she), as such officers and with full authority,  
executed the same voluntarily for and as the act of said association acting in its capacity as  
aforesaid.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

My commission expires:

Send Tax Notice To:  
Tali Ashkenazi  
138 Coshatt Trail, Hoover, AL 35244



# CALIFORNIA CERTIFICATE OF 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 HUMBOLDT )

On June 24, 2020 before me, Michelle Norton, Notary Public,  
(here insert name and title of the officer)

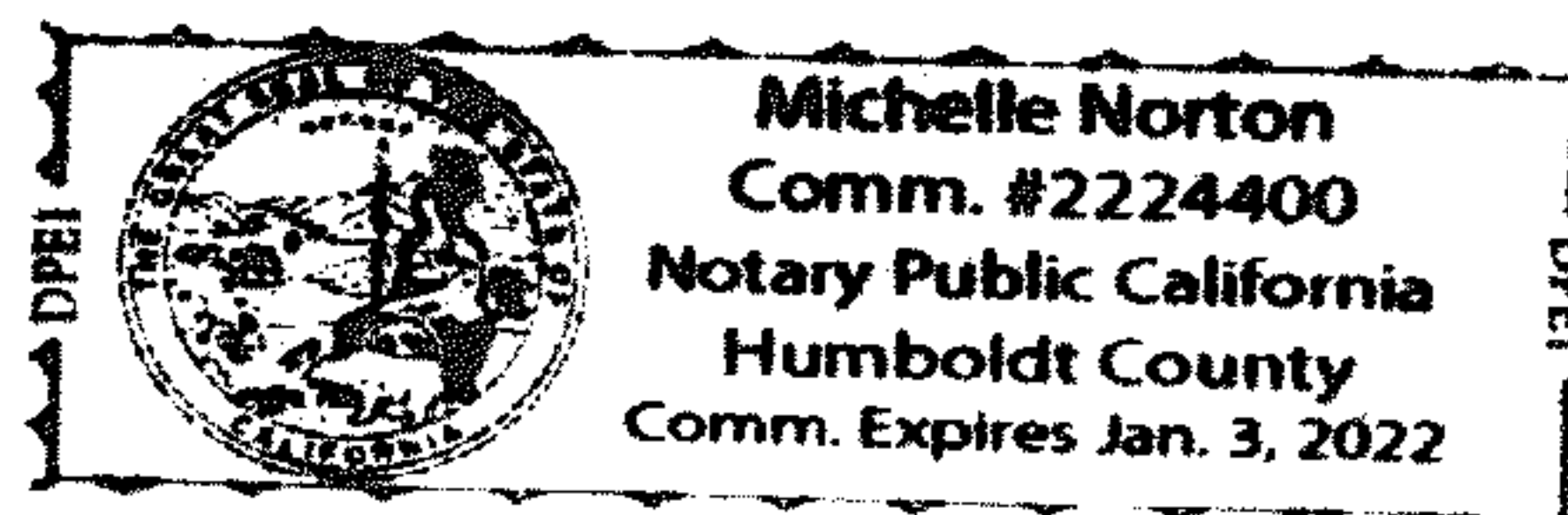
personally appeared ROBIN P. ARKLEY II

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)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of Special Warranty

containing 2 pages, and dated 6-24-2020

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-Fact  
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other:

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 23 Entry # 14

Notary contact: 707-476-2690

#### Other

☐ Additional Signer(s) ☒ Signer(s) Thumbprint(s)

☐



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/30/2020 09:16:32 AM  
 \$311.00 CHARITY  
 20200630000267680

*Allen S. Boyd*

### Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name US Bank Trust, NA as Trustee of Chalet  
 Mailing Address Series III Trust c/o Bank of Texas  
 2250 State Highway  
 114 W, Grapevine TX 76051

Grantee's Name Tali Ashkenazi  
 Mailing Address 611 Crosscreek Cove  
 Pelham, AL 35124

Property Address 138 Coshatt Trail  
 Hoover, AL 35244

Date of Sale 06/26/2020  
 Total Purchase Price \$ 279,850.00  
 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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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).

Date \_\_\_\_\_

Print Leanne G. Ward

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1