

This instrument prepared by:
Jeff G. Underwood, Attorney
Tiffany & Bosco, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

Send Tax Notice to:
Steve Theodore Friesen, Sr.
Jane Ann Friesen
124 Thatcher Rd
Vincent, AL 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Five Thousand Five Hundred And 00/100 Dollars (\$205,500.00) to the undersigned, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, by Truman Capital Advisors, LP, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Steve Theodore Friesen, Sr., and Jane Ann Friesen, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the map or survey of WyndSOR Trace, Phase I, as recorded in Map Book 37, Page 63, in the Probate Office of Shelby County, Alabama.

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 Grantees herein assume and agree to pay.
3. Subject to all matters as set forth as shown on the plat recorded in Plat Book 37, Page 63, Probate Records of Shelby County, Alabama.
4. Home Owner Association recorded in Instrument No. 20130205000051120, Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument No. 20060816000401550, of the Probate Records of Shelby County, Alabama, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

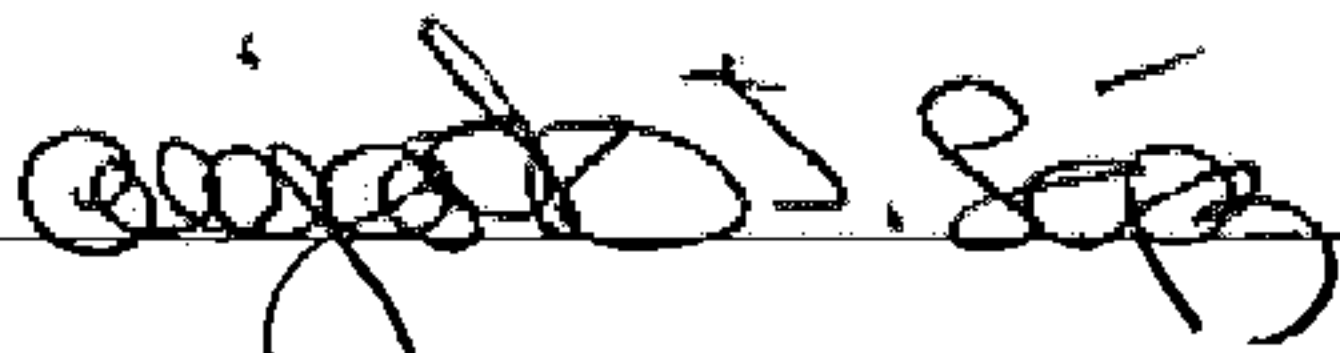
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 31 day of July, 2020.

U.S. Bank National Association as Legal Title Trustee for
Truman 2016 SC6 Title Trust

By Truman Capital Advisors, LP, as Attorney in Fact

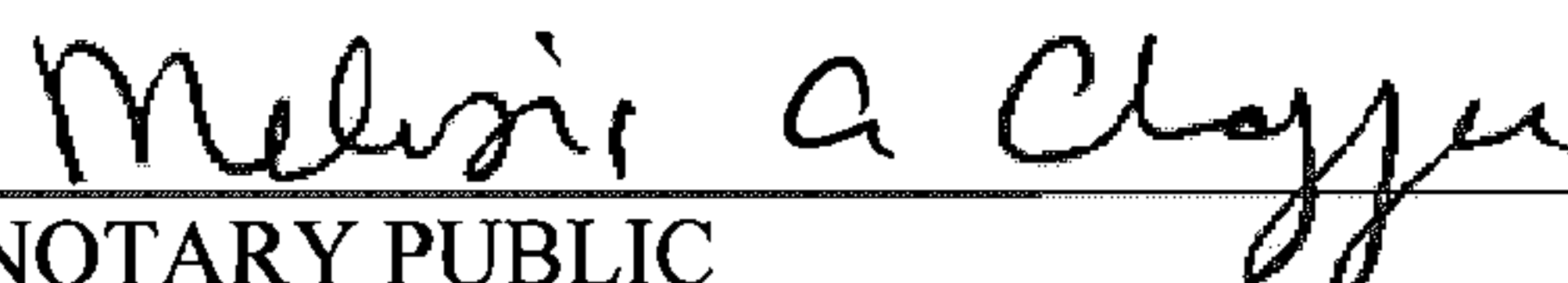
X By: 
Its Senior VP

STATE OF New York

COUNTY OF Westchester

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alejandro J. Lopez, whose name as Senior VP of Truman Capital Advisors, LP, as Attorney in Fact for U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, 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 31 day of July, 2020.


NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2018-000548

Melissa A. Chaffee
Notary Public, State of New York
No. 01CH6185679
Qualified in Dutchess County
Commission Expires April 21, 2024

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
Legal Title Trustee for Truman
2016 SC6 Title Trust
Mailing Address 200 Business Park Dr., Suite 103
Armonk, NY 10504

Grantee's Name Steve Theodore Friesen, Sr., Jane
Ann Friesen

Mailing Address 124 Thatcher Rd
Vincent, AL 35178

Property Address 124 Thatcher Road
Vincent, AL 35178-7955

Date of Sale 08/14/2020
Total Purchase Price \$205,500.00

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 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 08/14/2020

Unattested _____

(verified by) _____

Print Tiffany Bosco PA

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Settlement



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2020 07:54:01 AM
\$233.50 CHERRY
20200817000353160

Ann S. Bayl