

20201210000566560
12/10/2020 03:44:27 PM
DEEDS 1/6

Commitment Number: 200371175
Seller's Loan Number: 0018701177

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23 6 14 3 001 016.001

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$102,000.00 (One Hundred Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **LORENA BAUTISTA BUCIO** and **ROMEO GONZALEZ VAZQUEZ**, hereinafter grantees, whose tax mailing address is **235 SMOKEY RD., ALABASTER, AL 35007**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

BEGIN AT A POINT 333.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21, RANGE 3 WEST AT AN IRON STAKE ON NORTH SIDE OF SMOKEY ROAD AND RUN EASTWARD ALONG SAID ROAD 240.0 FEET TO A POINT OF BEGINNING OF PARCEL OF LAND HEREIN CONVEYED, AND RUN NORTH 420.0 FEET; THENCE EAST 210 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 420 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF SMOKEY ROAD; THENCE WEST ALONG SAID ROAD 210.0 FEET TO POINT OF

BEGINNING, AND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21, RANGE 3 WEST IN SHELBY COUNTY, ALABAMA, AS RECORDED IN DEED BOOK 183, PAGE 217 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

ALSO BEGINNING 1050 FEET FROM WEST LINE OF SMOKEY ROAD OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER, SECTION 14, TOWNSHIP 21, RANGE 3 WEST, RUNNING EAST ALONG SAID SMOKEY ROAD 210 FEET; THENCE NORTH 420 FEET THENCE WEST 210 FEET, THENCE SOUTH 420 FEET TO POINT OF BEGINNING ON SMOKEY ROAD, AS RECORDED IN DEED BOOK 128 , PAGE 243 IN THE PROBATE OFFICE, OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT : COMMENCE AT THE SOUTHWEST CORNER OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, RUN A DISTANCE OF 327.31 FEET TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 125 DEGREES 45 MINUTES TO THE RIGHT AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 207.83 FEET; THENCE TURN AN ANGLE OF 00 DEGREES 53 MINUTES TO THE LEFT ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 4.58 FEET; THENCE TURN AN ANGLE OF 81 DEGREES 37 MINUTES TO THE LEFT ALONG THE WESTERLY BOUNDARY LINE OF THE JIM M. LAWLEY PROPERTY FOR A DISTANCE OF 396. 52 FEET; THENCE TURN AN ANGLE OF 29 DEGREES 42 MINUTES TO THE RIGHT FOR A DISTANCE OF 144.0 FEET; THENCE TURN AN ANGLE OF THE 06 DEGREES 56 MINUTES TO THE LEFT FOR A DISTANCE OF 207.63 FEET; TO THE NORTHWEST CORNER OF THE ARLIN C. ISBELL AND WIFE, PAULINE ISBELL PROPERTY WHICH IS THE POINT OF BEGINNING OF THE LAND HERE IN DESCRIBED; THENCE TURN AN ANGLE OF 124 DEGREES 27 MINUTES TO THE RIGHT ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 210.84 FEET TO A POINT CONSTITUTING THE NORTHWEST CORNER OF THE LOT HERETOFORE CONVEYED GRANTEE HEREIN BY GUARANTY SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN DEED BOOK 240, PAGE 7EB, HEREIN AFTER CALLED ALK INS LOT; THENCE TURN AN ANGLE OF 117 DEGREES 35 MINUTES LEFT AND RUN THENCE NORTHEASTERLY ALONG THE NORTH BOUNDARY OF SAID ALKINS LOT 100 FEET; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES RIGHT AND RUN SOUTHERLY ALONG EAST BOUNDARY OF SAID ALKINS LOT 200 FEET TO POINT ON NORTH BOUNDARY OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES LEFT AND RUN NORTHEASTERLY ALONG SAID ROAD 34 FEET TO A POINT; THENCE TURN SAN ANGLE OF 62 DEGREES 24 MINUTES LEFT AND RUN NORTHERLY PARALLEL WITH SAID ALKINS LOT 410.84 FEET TO POINT ON NORTH BOUNDARY OF THE A.C. ISBELL AND PAULINE ISBELL PROPERTY WHICH POINT IS 134 FEET FROM BEGINNING POINT MEASURED ALONG NORTH BOUNDARY OF SAID ISBELL PROPERTY; THENCE RUN WESTERLY

ALONG NORTH BOUNDARY OF SAID ISBELL PROPERTY 134 FEET FROM BEGINNING, AS RECORDED IN DEED BOOK 242, PAGE 56, PROBATE OFFICE, SHELBY COUNTY, ALABAMA

LESS AND EXCEPT: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST AND IN A NORTHERLY DIRECTION OF 327.31 FEET TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 125 DEGREES 45 MINUTES TO THE RIGHT ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 207.83 FEET; THENCE TURN AN ANGLE OF 00 DEGREES 53 MINUTES TO THE LEFT ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 4.58 FEET; THENCE TURN AN ANGLE OF 81 DEGREES 37 MINUTES TO THE LEFT ALONG THE WESTERLY BOUNDARY LINE OF THE JIM M. LAWLEY PROPERTY FOR A DISTANCE OF 396.52 FEET; THENCE TURN AN ANGLE OF 29 DEGREES 42 MINUTES TO THE RIGHT FOR A DISTANCE OF 144.0 FEET; THENCE TURN AN ANGLE OF 06 DEGREES 56 MINUTES TO THE LEFT FOR A DISTANCE OF 207.63 FEET TO THE NORTHWEST CORNER OF THE ARLIN C. ISBELL AND WIFE, PAULINE ISBELL PROPERTY; THENCE TURN AN ANGLE OF 124 DEGREES 27 MINUTES TO THE RIGHT ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 210.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME SAID COURSE FOR A DISTANCE OF 200 .0 FEET TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES TO THE LEFT ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE OF 62 DEGREES 24 MINUTES TO THE LEFT AND PARALLEL TO THE WEST LINE OF THE ABOVE SAID ISBELL PROPERTY FOR A DISTANCE OF 200 .0 FEET; THENCE TURN AN ANGLE OF 117 DEGREES 36 MINUTES TO THE LEFT AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF SMOKEY ROAD FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING; SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY.

MAP OR PARCEL ID NO .: 23-6-14-3-001-01 6 .001

Property Address is: 235 SMOKEY RD., ALABASTER, AL 35007

BEING THE SAME REAL PROPERTY CONVEYED FROM U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2 TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2 BY THAT CERTAIN MORTGAGE FORECLOSURE DEED RECORDED ON 08/25/2020, IN INSTRUMENT REFERENCE 20200825000370950.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on Oct 7, 2020:

**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE
CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2, By Select
Portfolio Servicing, Inc., as Attorney in Fact**

By: [Signature] OCT 07 2020

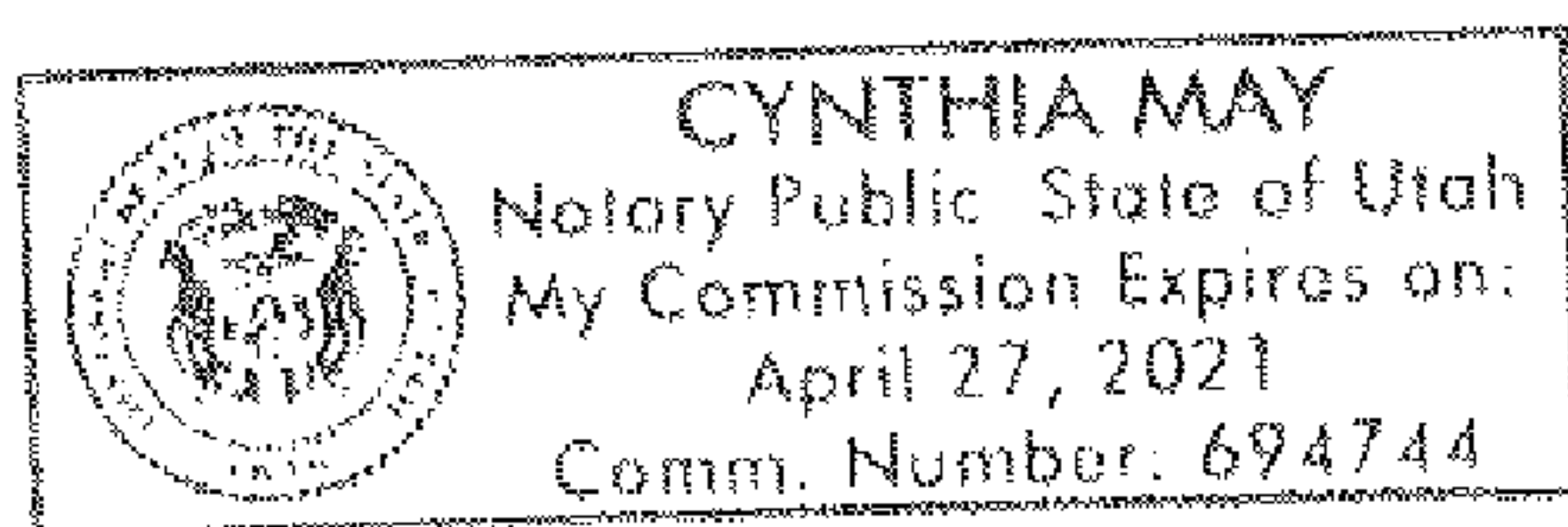
Name: Terry Boren

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on 10-07, 2020. Before me, Cynthia May, a Notary Public of said State and County aforesaid, personally appeared Terry Boren Its X on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument. X Document Control Officer

Given under my hand an official seal this 07 day of October, 2020



[Signature]
Notary Public

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 and
INDENTURE TRUSTEE, FOR THE
CIM TRUST and 2016-2,
MORTGAGE-BACKED NOTES and
SERIES 2016-2**

Grantee's Name **LORENA BAUTISTA BUCIO and
ROMEO GONZALEZ VAZQUEZ**

Mailing Address **3217 S. DECKER LAKE DR
SALT LAKE CITY, UT 84119**

Mailing Address **235 SMOKEY RD
ALABASTER, AL 35007**

Property Address **235 SMOKEY RD
ALABASTER, AL 35007**

Date of Sale **December 7, 2020**

Total Purchase Price **\$102,000.00**

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 **December 7, 2020**

Print **Malcolm S. McLeod**

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2020 03:44:27 PM
\$139.00 CHERRY
20201210000566560

Allen S. Bayl