

Send tax notice to:
FREEDOM FOUR, LLC
4512 CAHABA RIVER BLVD.
BIRMINGHAM, AL, 35216

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

20201058

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **U.S. BANK, N.A., TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2017-2**, whose mailing address is: 5716 CORSA AVE. #202, WESTLAKE VILLAGE, CA 91362 (hereinafter referred to as "Grantor") by **FREEDOM FOUR, LLC** whose property address is: **3056 THRASHER LANE, HOOVER, AL, 35244** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of Audubon Forest, First Addition, as recorded in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. 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 dated 06/16/20 and recorded on 06/17/20 in Instrument 20200617000246310 in the of the Probate Records of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, **U.S. BANK, N.A., AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2017-2**, by **VELOCITY COMMERCIAL CAPITAL, LLC**, its Attorney in Fact, by **RICK FAVELA**, the Authorized Signor for **VELOCITY COMMERCIAL CAPITAL, LLC**, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of December, 2020.

U.S. BANK, N.A., AS TRUSTEE FOR VELOCITY
COMMERCIAL CAPITAL LOAN TRUST 2017-2

BY VELOCITY COMMERCIAL CAPITAL, LLC, AS
ATTORNEY IN FACT FOR U.S. BANK, N.A.



BY: RICK FAVELA
ITS: AUTHORIZED SIGNOR FOR VELOCITY
COMMERCIAL CAPITAL, LLC

See Attached

STATE OF CALIFORNIA

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICK FAVELA, whose name as AUTHORIZED SIGNOR FOR VELOCITY COMMERCIAL CAPITAL, LLC, whose name as ATTORNEY-IN-FACT FOR U.S. BANK, N.A., TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2017-2, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the ____ day of December, 2020.

Notary Public
Print Name:
Commission Expires:

See
Attached

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 Los Angeles

On December 10th, 2020 before me, Luis Adrian Mendoza, Notary Public
(insert name and title of the officer)

personally appeared Ricardo Jose Favela,
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.

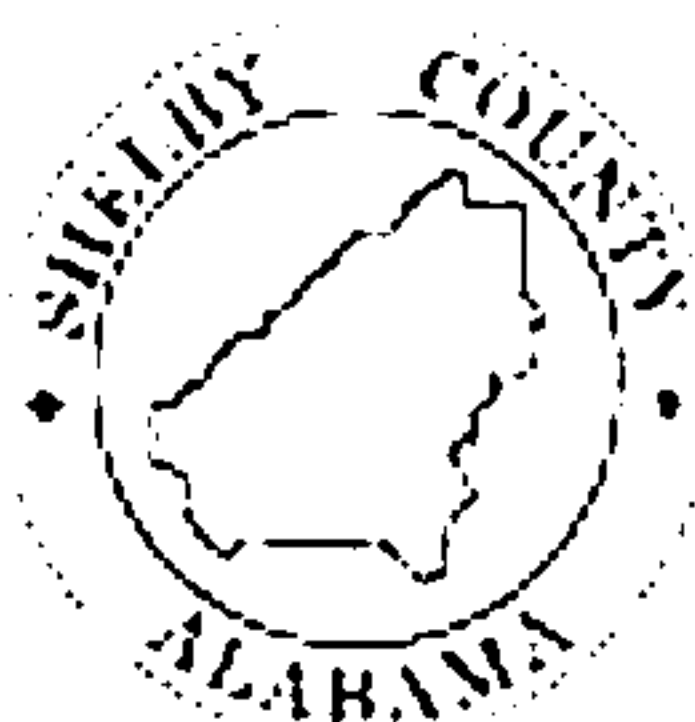
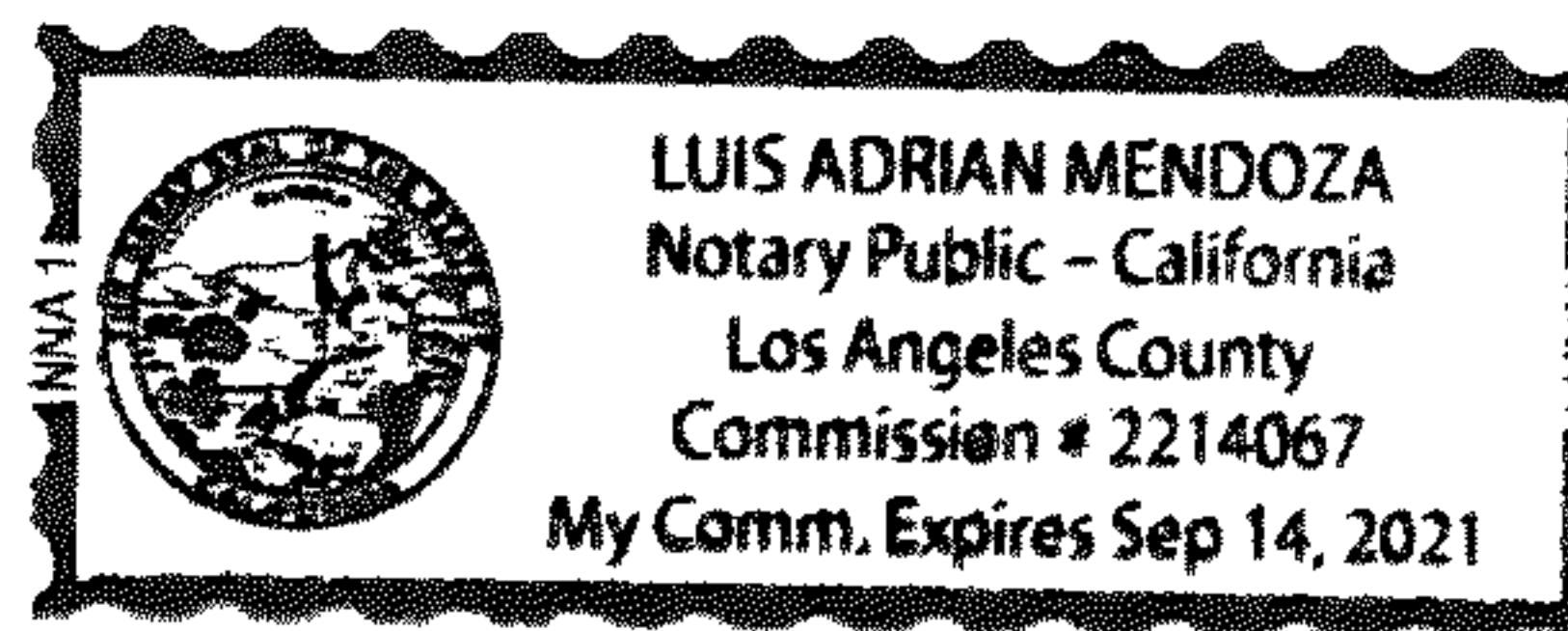
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2020 11:17:44 AM
\$178.00 CHERRY
20201215000575090

Alvin S. Beal