

20130405000141030 1/3 \$36.50
Shelby Cnty Judge of Probate, AL
04/05/2013 11:13:03 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
James R. Moon
Michelle T. Moon
909 Lake Forest Circle
Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Hundred Sixty-One Thousand And 00/100 Dollars (\$361,000.00) to the undersigned, US Bank National Association as Trustee for RASC 2006-EMX8, a corporation, by Residential Funding Company, LLC, 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 James R. Moon, and Michelle T. Moon, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 288-A, according to a Resurvey of Lots 287, 288, and 289, Ninth Addition to Riverchase Country Club, recorded in Map Book 9, Page 84, 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. Transmission line permit to Alabama Power Company recorded in Deed Book 333, Page 512.
4. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41, Page 803, and covenants pertaining thereto recorded in Misc. Book 41, Page 802.
5. Mineral and mining rights recorded in Deed Book 111, Page 625; Deed Book 121, Page 294 and Deed Book 127, Page 140.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Misc. Book 14, beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and Notice of Compliance Certificate recorded in Misc. Book 34, Page 549, and amended in Deed Book 347, Page 390.

\$ 342,950.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 04/05/2013
State of Alabama
Deed Tax: \$18.50



13-0170

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 28 day of March, 2013.

US Bank National Association as Trustee for RASC 2006-EMX8
By Residential Funding Company, LLC, as Attorney in Fact

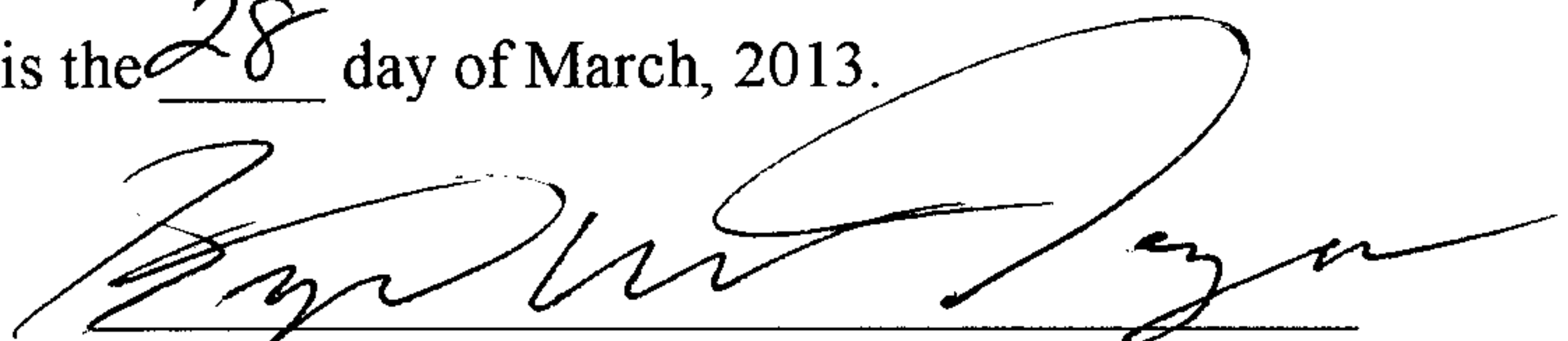
By: 
Its **Eddie Mendez**
Authorized Officer

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie Mendez, whose name as AO of Residential Funding Company, LLC, as Attorney in Fact for US Bank National Association as Trustee for RASC 2006-EMX8, a corporation, 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 28 day of March, 2013.

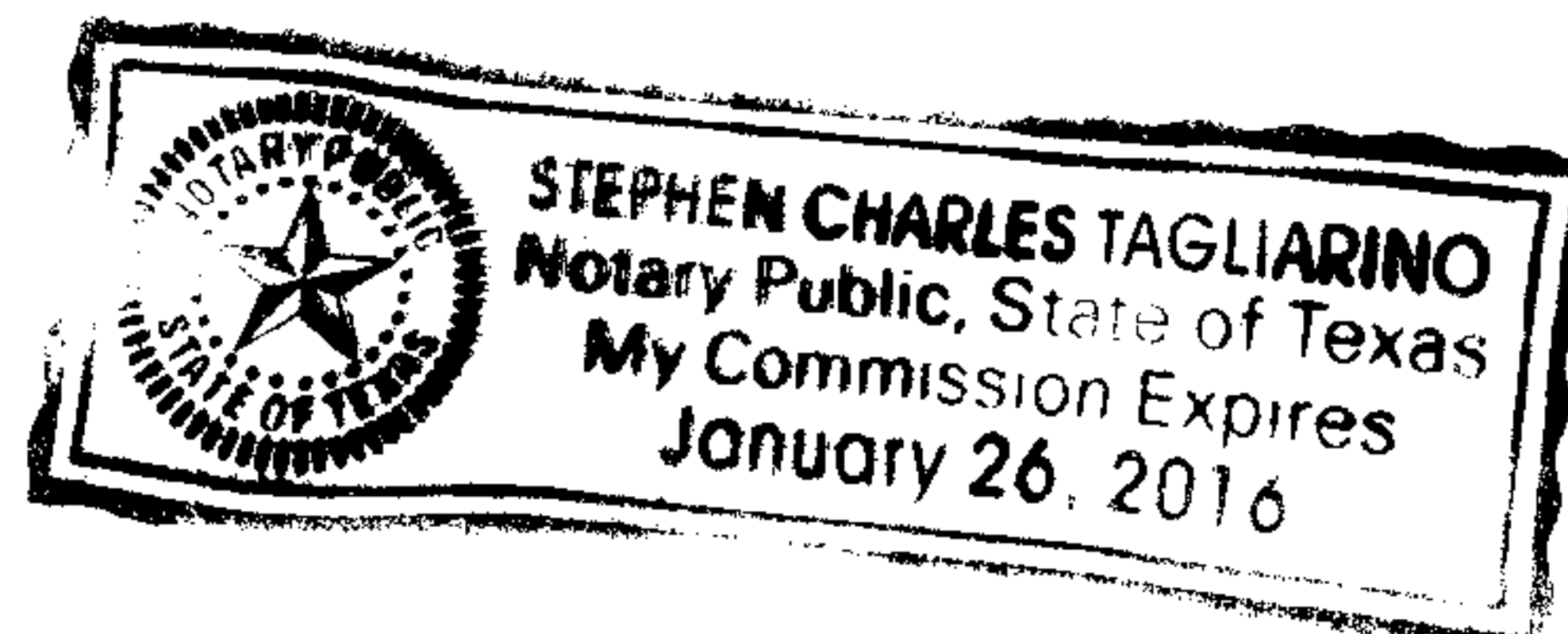


NOTARY PUBLIC

My Commission expires: 1/26/16

AFFIX SEAL

2010-000159



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Real Estate Sales Validation Form

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

Grantor's Name: US Bank National Association Grantee's Name: James R. Moon
Michelle T. Moon

Mailing Address: 2711 North Haskell Avenue, 11th Floor Mailing Address: 5125 Summer Place Parkway
Dallas, TX 75254 Hoover, AL 35244

Property Address: 909 Lake Forest Circle
Birmingham, AL 35244

Date of Sale: 3/29/13 Total Purchase Price: \$ 361,000.00
OR Actual Value: \$ _____
OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 on 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 § 40-22-1 (h).

Date: 3-29-13 Print Name: James R. Moon
Signature: [Signature]
☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)



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