

This Document Prepared By:

Allison Bourke
Title2land, LLC
11851 Wentling Ave.
Baton Rouge, LA 70816
(800) 549-6684
13-37952A

As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Source of Title: 20120830000326510

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7 day of May, 2013 between **U.S. Bank, N.A.** as grantor(s) pursuant to that grant of authority on file and of record, whose address is 4801 Frederica Street, Owensboro, KY 42301 to **Joseph Wayne Hudson**, a Single man, as grantee(s), whose address is **108 Warwick Circle, Alabaster, Alabama 35007**.

WITNESSETH: that the grantor(s), for in consideration of the sum of **NINETY NINE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$99,750.00)** and other valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the grantee(s), the following described land located in the County of Shelby, State of Alabama, to-wit:

Lot 188, according to the survey of Weatherly, Warwick Village, Sector 17, Phase I as recorded in Map Book 20, Page 86 in the Probate Office of Shelby County, Alabama.

Municipal Address: 108 Warwick Circle, Alabaster, Alabama 35007
Parcel Number: 14-9-31-3-001-120.000

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by Foreclosure Deed of Property from Ismael Santiago to U.S. Bank, N.A. dated August 23, 2012 and recorded August 30, 2012 as Instrument No. 20120830000326510, of the official records of Shelby County, Alabama.

Send Tax Bill To: Joseph Wayne Hudson, 108 Warwick Circle, Alabaster, Alabama 35007.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

SUBJECT to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office 20100909000292440; said mortgage Foreclosure Deed dated August 23, 2012 and filed for record in said Probate Office in 20120830000326510.



20130528000216460 2/3 \$118.00
Shelby Cnty Judge of Probate, AL
05/28/2013 11:52:46 AM FILED/CERT


The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assign's forever.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

U.S. Bank, N.A.


BY Krystle Graham ANP
Authorized Agent:

STATE OF Kentucky

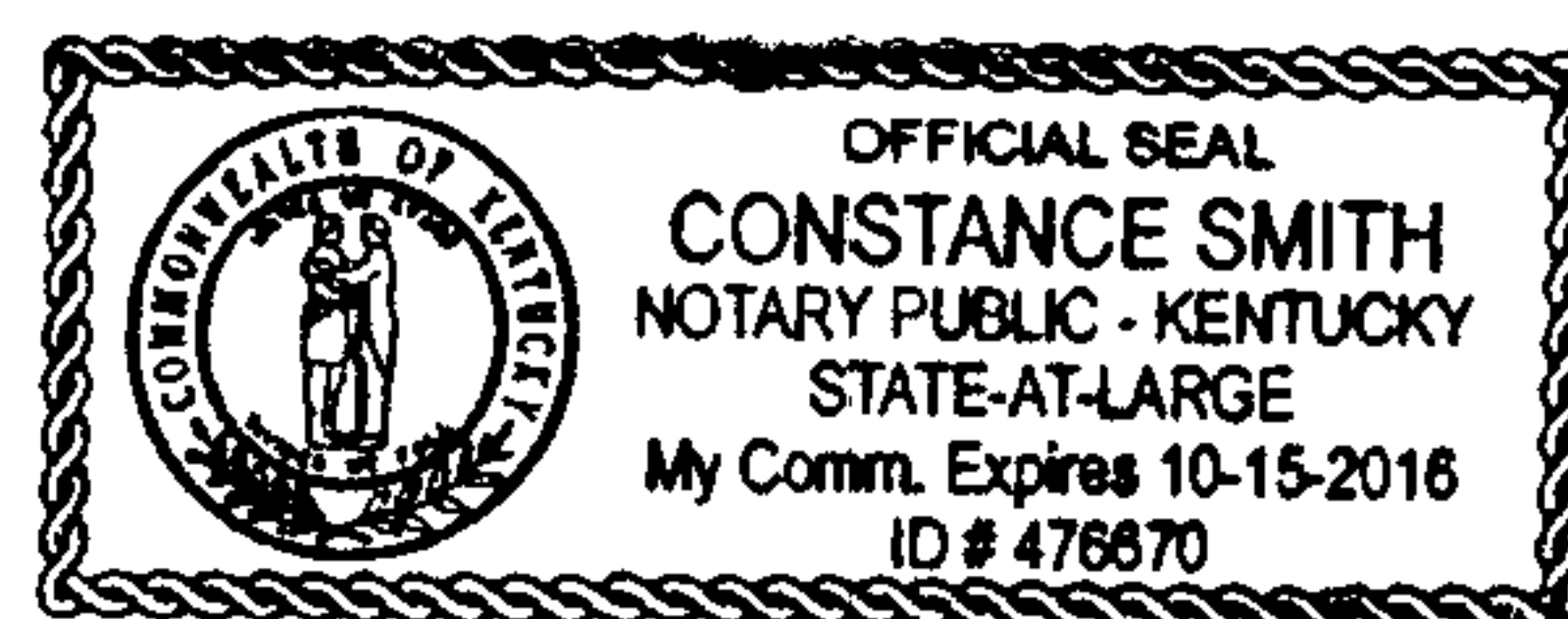
COUNTY OF Daviess

I, Constance Smith, a Notary Public in and for said County, in said State, hereby certify that Krystle Graham, whose name as Authorized Agent for U.S. Bank, N.A., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, he/she, in his/her capacity as such Authorized Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 7 of May, 2013.

My commission expires: 10-15-2016


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, N.A.
Mailing Address 4801 Frederica Street
Owensboro KY 42301

Grantee's Name Joseph Wayne Hudson
Mailing Address 108 Warwick Circle
Alabaster AL 35007

Property Address 108 Warwick Circle
Alabaster AL 35007

Date of Sale 5.13.13
Total Purchase Price \$ 99,750.00


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


20130528000216460 3/3 \$118.00
Shelby Cnty Judge of Probate: AL
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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 5.21.13

Unattested

Gndie Snyder

(verified by)

Print

Yvonne Draxler

Sign

Yvonne Draxler

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1