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The document prepared by )  
Angelina M. Whittington, Esq. )  
FL, AL, & MO Barred )  
235 W. Brandon Blvd, #191 )  
Brandon, FL 33511 866-755-6300 )



20130716000289200 1/3 \$72.00  
Shelby Cnty Judge of Probate, AL  
07/16/2013 12:18:33 PM FILED/CERT

*Space above this line for recorder's use only*

STATE OF ALABAMA }

SHELBY COUNTY }

Tax ID: 23-7-26-0-010-032.000

FOLLOWING THE EXPIRATION OF ALL  
REDEMPTION RIGHTS, TAX STATEMENTS FOR  
THE REAL PROPERTY DESCRIBED IN THIS  
INSTRUMENT SHOULD BE SENT TO:

GF# 1914600963  
MTA V, LLC

## QUITCLAIM DEED

US BANK NATIONAL ASSOCIATION, successor by merger with US BANK National Association ND, hereinafter Grantor, for \$0.00 (Zero Dollars) in consideration paid, grants and quitclaims to MTA V, LLC, a Delaware limited liability company, hereinafter Grantee, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**LOT 32, ACCORDING TO THE FINAL PLAT OF PARK FOREST VILLAGE, AS RECORDED IN MAP BOOK 31, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS:** 405 Park Village Court, Alabaster, Alabama 35007

The real property described above is conveyed subject to and with the benefit of all easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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.

Shelby County, AL 07/16/2013  
State of Alabama  
Deed Tax: \$54.00

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 Grantee forever.

Prior instrument reference: instrument number 20121227000494270

Given under my hand this 17 day of May, 2013.

**GRANTOR:**  
{signatures in black ink only}

**US BANK NATIONAL ASSOCIATION,**  
successor by merger with US BANK National  
Association ND



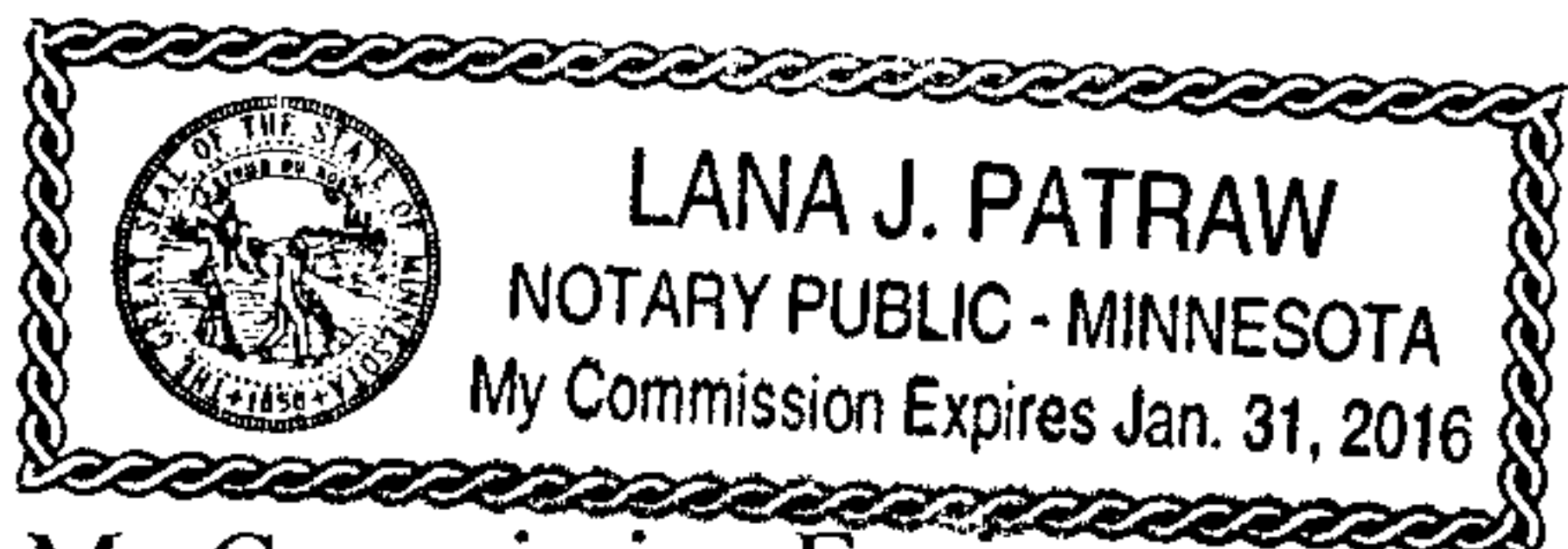
20130716000289200 2/3 \$72.00  
Shelby Cnty Judge of Probate, AL  
07/16/2013 12:18:33 PM FILED/CERT

By: *Joseph Travers*  
**JOSEPH TRAVERS, Officer**

STATE OF Minnesota, COUNTY OF Hennepin

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared JOSEPH TRAVERS, who is the officer of **US BANK NATIONAL ASSOCIATION**, successor by merger with US BANK National Association ND, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

Given under my hand and official seal, this the 17<sup>th</sup> day of May, 2013.



*Lana J. Patraw*  
NOTARY PUBLIC

My Commission Expires:

**{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}**

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee. Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.

Real Estate Sales Validation Form

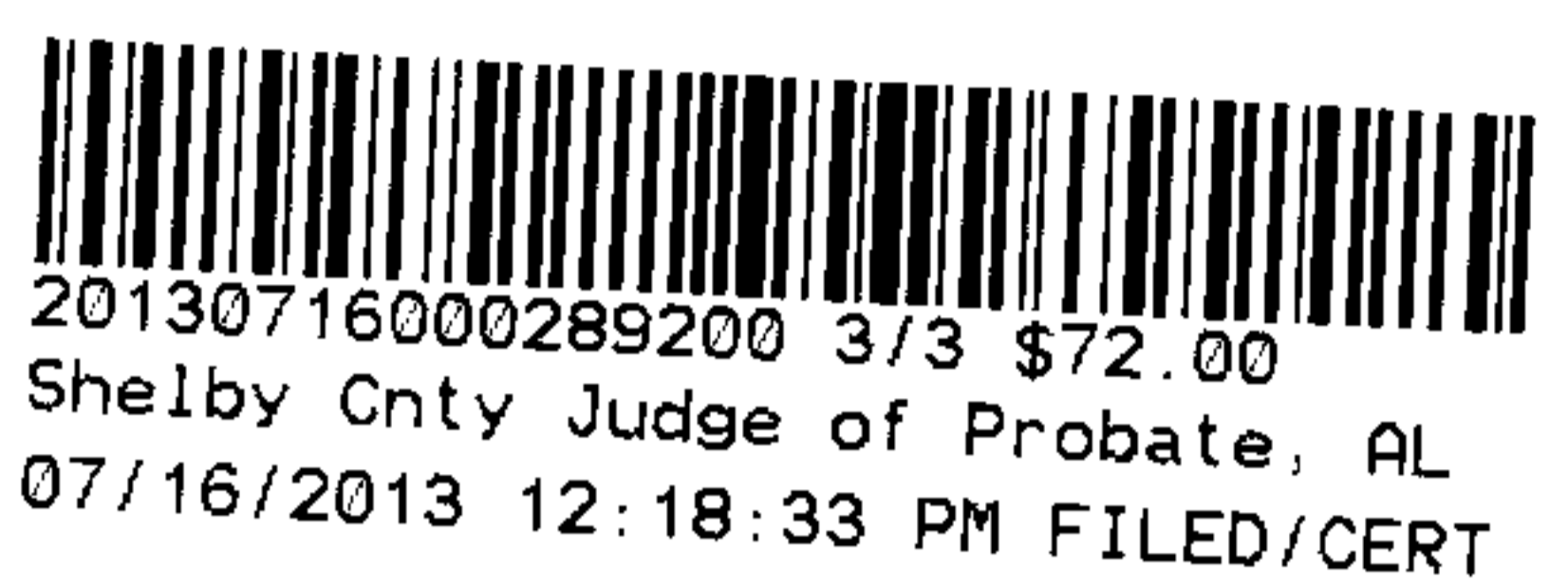
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name U.S. Bank National Association
Mailing Address 200 South 6th Street
Mail Code EP-MN-422F
Minneapolis, MN 55402

Grantee's Name Residential Recovery Capital Holdings #2, LLC
Mailing Address 2811 McKinney Ave. #208
Dallas, TX 75204

Property Address 405 Park Village Ct.
Alabaster, AL 35007

Date of Sale 5/17/2013
Total Purchase Price \$ 53,932.50
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 7-15-13

Print Maria Gallardo

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

