

20130925000385510 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
09/25/2013 10:55:54 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 C. Riley
Kathleen M. Riley
122 ~~Shine Drive~~ / 5239 Jameswood Lane
~~Birmingham~~ / AL 35244 / Birmingham, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety Thousand One Hundred And 00/100 Dollars (\$90,100.00) to the undersigned, U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for holders of Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2, a corporation, by Ocwen Loan Servicing, 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 C. Riley, and Kathleen M. Riley, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Amended Map of Final Plat, Wynfield Parc, Phase One, as recorded in Map Book 27, Page 51, 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 160, Page 383 and 384; Deed Book 161, Page 143 and Deed Book 179, Page 384.
4. Restrictive covenant as recorded in Instrument Number 2003-51124.
5. Restrictions as shown on recorded plat.
6. 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 recorded in Inst. No. 20121205000466080, in the Probate Office of Shelby County, Alabama.

\$ 67,575.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



Shelby County, AL 09/25/2013
State of Alabama
Deed Tax: \$23.00

13-1308

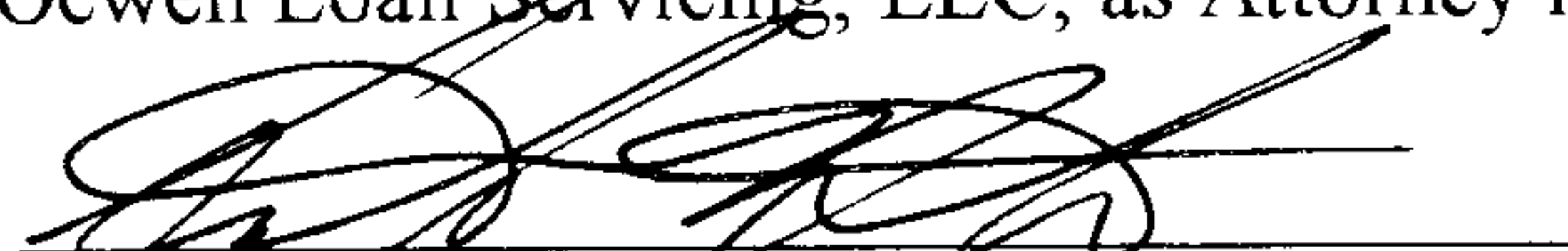
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26th day of August, 2013.

U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for holders of Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2
By Ocwen Loan Servicing, LLC, as Attorney in Fact

By:


Scott Buskirk

Its

AUTHORIZED OFFICER

STATE OF

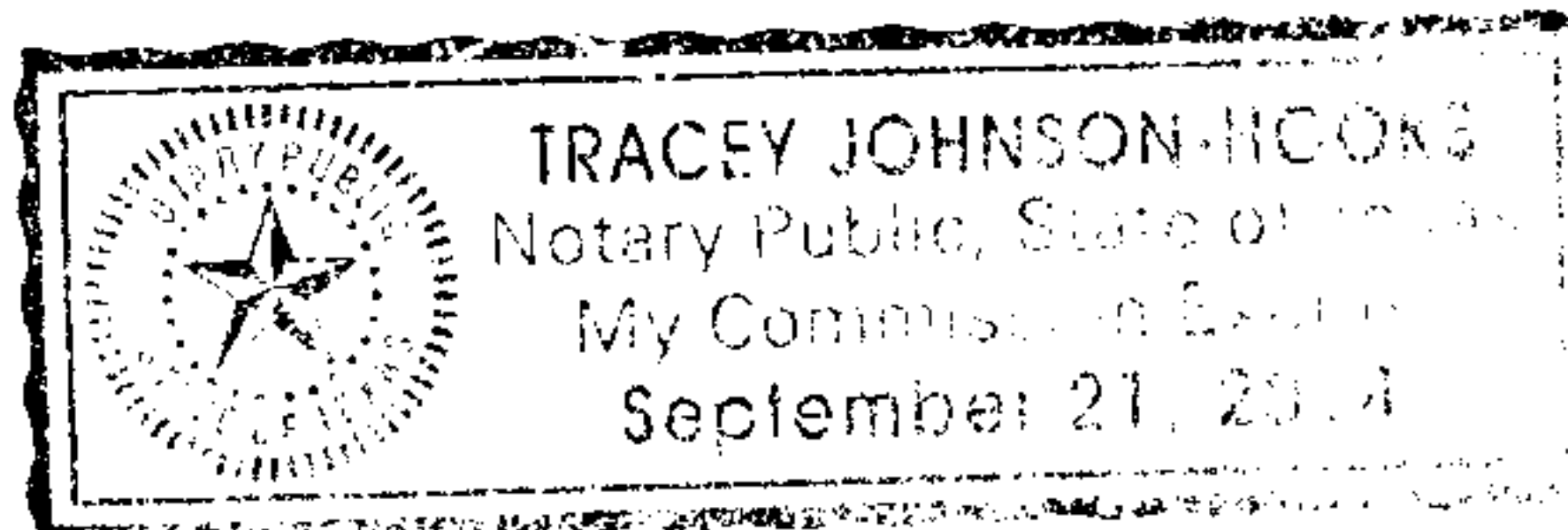
TEXAS

COUNTY OF

Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Buskirk, whose name as AUTHORIZED OFFICER of Ocwen Loan Servicing, LLC, as Attorney in Fact for U.S. Bank National Association, as Trustee, as successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for holders of Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2, 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 26 day of August, 2013.




NOTARY PUBLIC

My Commission expires: 9-21-14

AFFIX SEAL

2012-003207



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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 C. Riley
Kathleen M. Riley

Mailing Address: 2711 North Haskell Ave 11th Floor Mailing Address: 5239 Jameswood Lane
Dallas, TX 75204 Birmingham, AL 35244

Property Address: 122 Shine Drive
Felham, AL 35124

Date of Sale: 9/18/13 Total Purchase Price: \$ 90,100.00
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 an 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: 9-18-13

Print Name: James C Riley

Signature: James C Riley

☐ Grantor ☒ Grantee ☐ Owner ☒ Agent

☐ Unattested _____
(Verified by)


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