

Prepared by: Mark Baker, Esq.  
CLOSING DEPARTMENT  
JOHNSON & FREEDMAN, LLC  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: RDC2013082691AL1  
LOAN NO:

Source of Title Instrument No.  
20130708000276600

**SALES PRICE: \$168,000.00**  
**LOAN AMOUNT: CASH**

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Bank of America, N.A. for the benefit of US Bank National Association as Trustee for the CSFB Mortgage Loan Trust 2005-01.**, whose principal place of business is located at 350 Highland Dr., Lewisville, TX 75067, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Michael M. Shabani** whose address is 1318 Alford Avenue Suite 202, Birmingham, AL 35244. its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:


Lot 41, according to the Survey of Heatherwood, Fourth Sector, First Addition, as recorded in Map Book 11, Pages 32 and 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Michael M. Shabani**, its successors and/or assigns, forever.

Shelby County, AL 11/04/2013  
State of Alabama  
Deed Tax: \$168.00

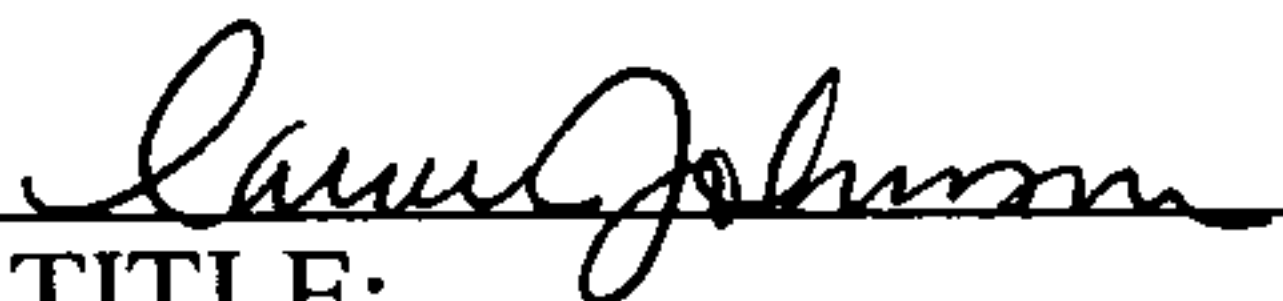
  
20131104000434310 1/3 \$188.00  
Shelby Cnty Judge of Probate, AL  
11/04/2013 01:33:30 PM FILED/CERT

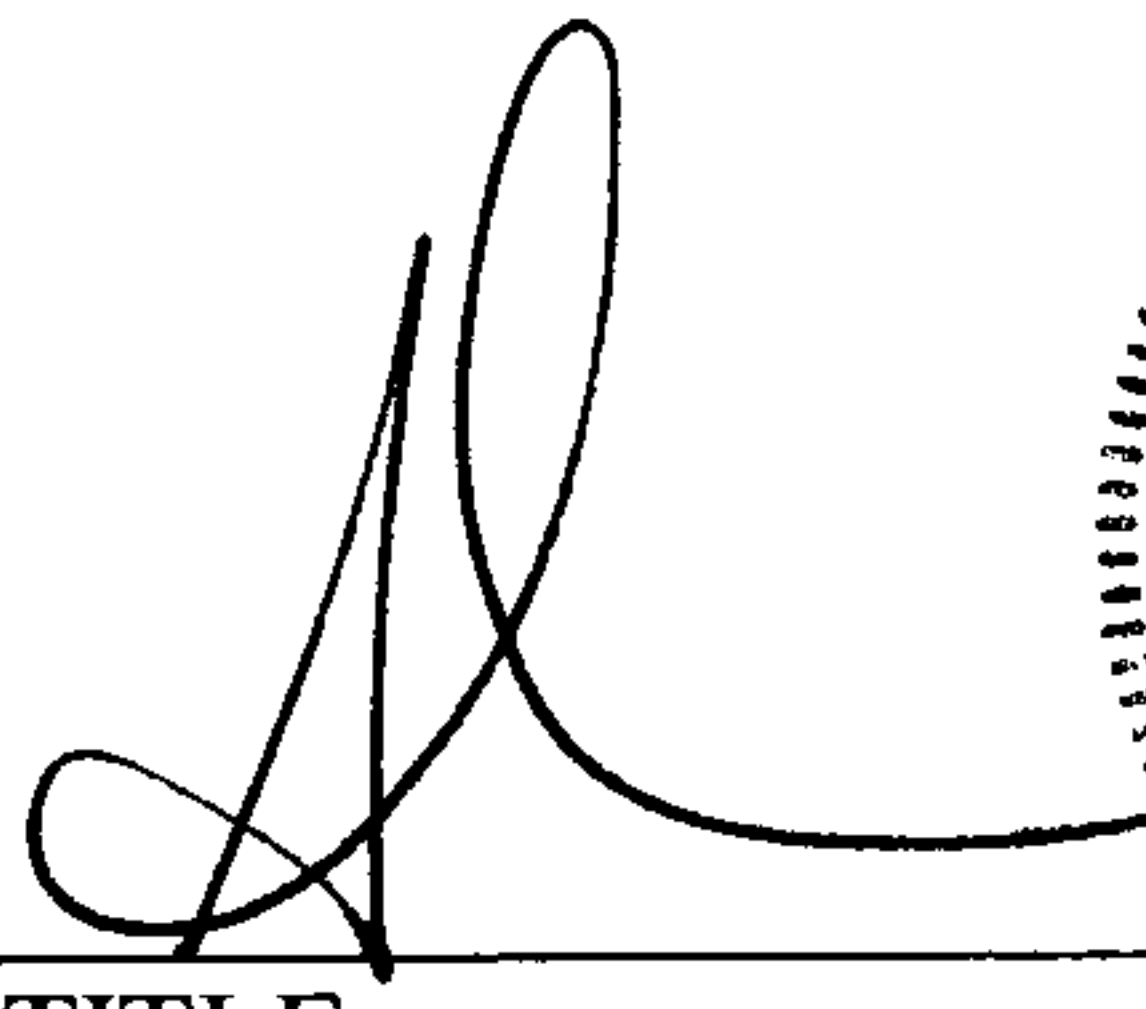
IN WITNESS WHEREOF, **Bank of America, N.A. for the benefit of US Bank National Association as Trustee for the CSFB Mortgage Loan Trust 2005-01** has caused this conveyance to be executed in its name by its undersigned officer(s), this 17th day of September, 20 13 \*\*\*


**Bank of America, N.A. for the benefit of US Bank National Association as Trustee for the CSFB Mortgage Loan Trust 2005-01**

By: Nationstar Mortgage, LLC as attorney in fact.

ATTEST:

By:   
TITLE:  
Carmen Johnson, Asst Secretary

By:   
TITLE:  
Andrew Thomas, Asst Secretary  
(Corporate Seal)

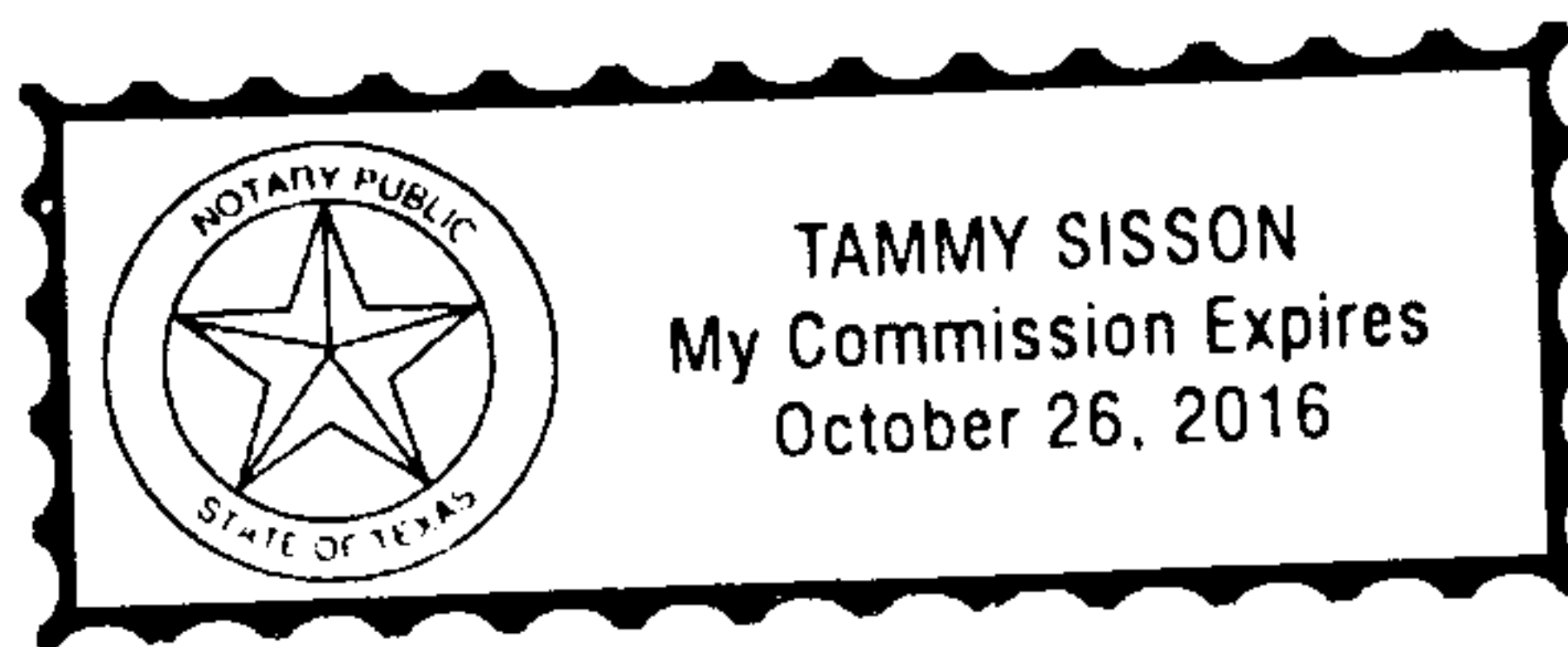


THE STATE OF Texas  
COUNTY OF Denton


I, the undersigned Notary Public in and for said State and County, do hereby certify that Carmen Johnson and Andrew Thomas of Nationstar Mortgage, LLC, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 17th day of September, 20 13.

  
NOTARY PUBLIC  
My Commission Expires: 10-26-16



\*\*\*The effective date of this conveyance is October 17, 2013

  
20131104000434310 2/3 \$188.00  
Shelby Cnty Judge of Probate, AL  
11/04/2013 01:33:30 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Bank of America, N.A.  
Mailing Address 350 Highland Dr.  
Lewisville, TX 75067

Grantee's Name Michael M. Shabani  
Mailing Address 4024 Greystone Drive  
Birmingham, AL 35242

Property Address 902 MASTERS LANE  
BIRMINGHAM, AL 35244

Date of Sale 10/17/2013  
Total Purchase Price \$ 168,000.00



20131104000434310 3/3 \$188.00  
Shelby Cnty Judge of Probate, AL  
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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 10/17/13

Print Jill Stoumen

Sign [Signature]

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1