

20140102000000870 1/4 \$53.00  
Shelby Cnty Judge of Probate, AL  
01/02/2014 12:55:47 PM FILED/CERT

Commitment Number: 3217439

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
1400 Cherrington Parkway  
Coraopolis, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-7-25-3-003-008.000**

**SPECIAL WARRANTY DEED**

*Mortgage Loan Amount \$94,192.00*

U.S. Bank National Association, successor Trustee to Bank of America N.A. successor by merger to LaSalle Bank N.A. Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor, for \$122,192.00 (One Hundred Twenty Two Thousand One Hundred Ninety Two Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BRENDA S. COSS** and **JERRY T. COSS**, hereinafter grantees, whose tax mailing address is **114 VILLAGE LN, PELHAM, AL 35124**, the following real property:

*\* Wife and Husband*

All that certain parcel of land situate in the County of Shelby, State of Alabama being known and designated as:

Lot 8, according to the Survey of High Ridge Village Phase 1, as recorded in Map Book 27, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address is: 114 VILLAGE LN., PELHAM, AL 35124

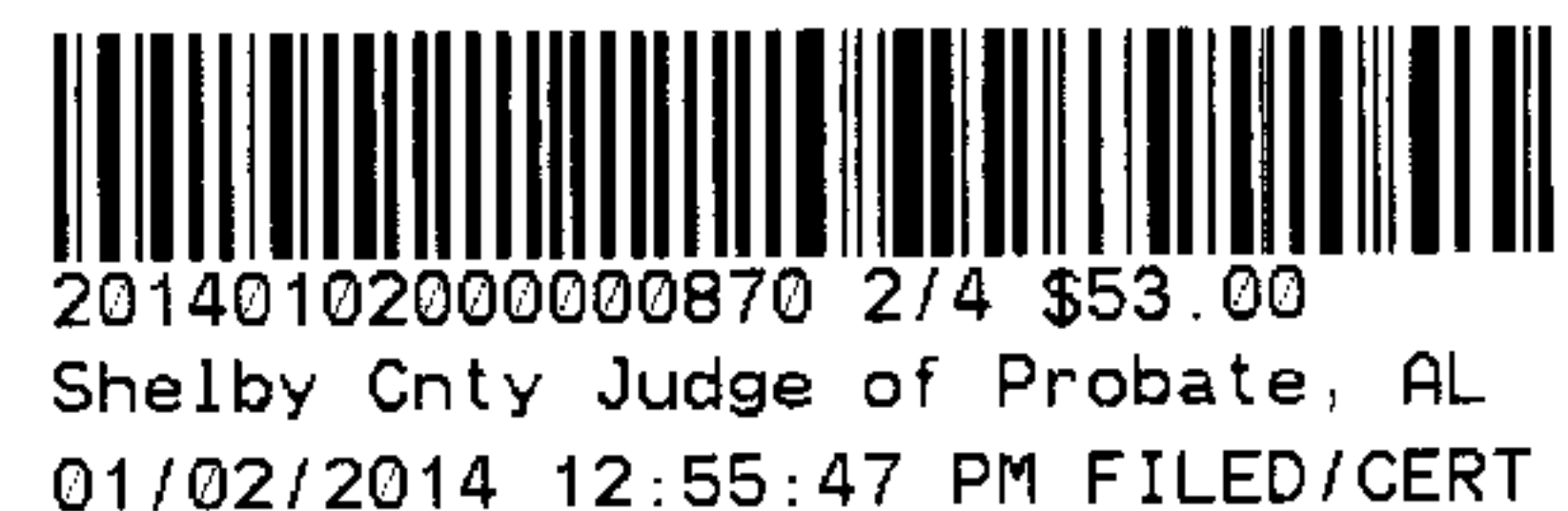
Shelby County, AL 01/02/2014  
State of Alabama  
Deed Tax: \$28.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

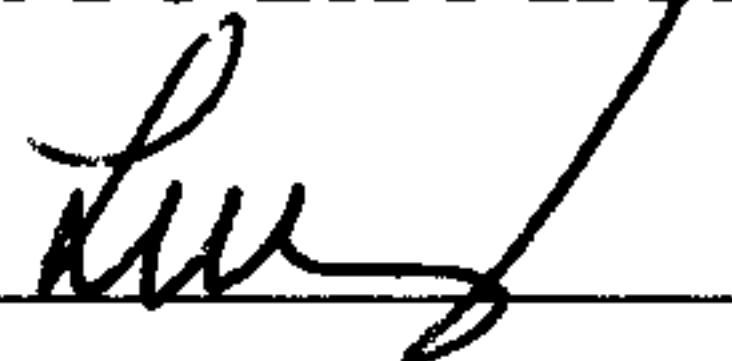
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **2013001000392290**



Executed by the undersigned on November 25, 2013:

**U.S. Bank National Association, successor Trustee to Bank of America N.A. successor by merger to LaSalle Bank N.A. Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact**

By: 

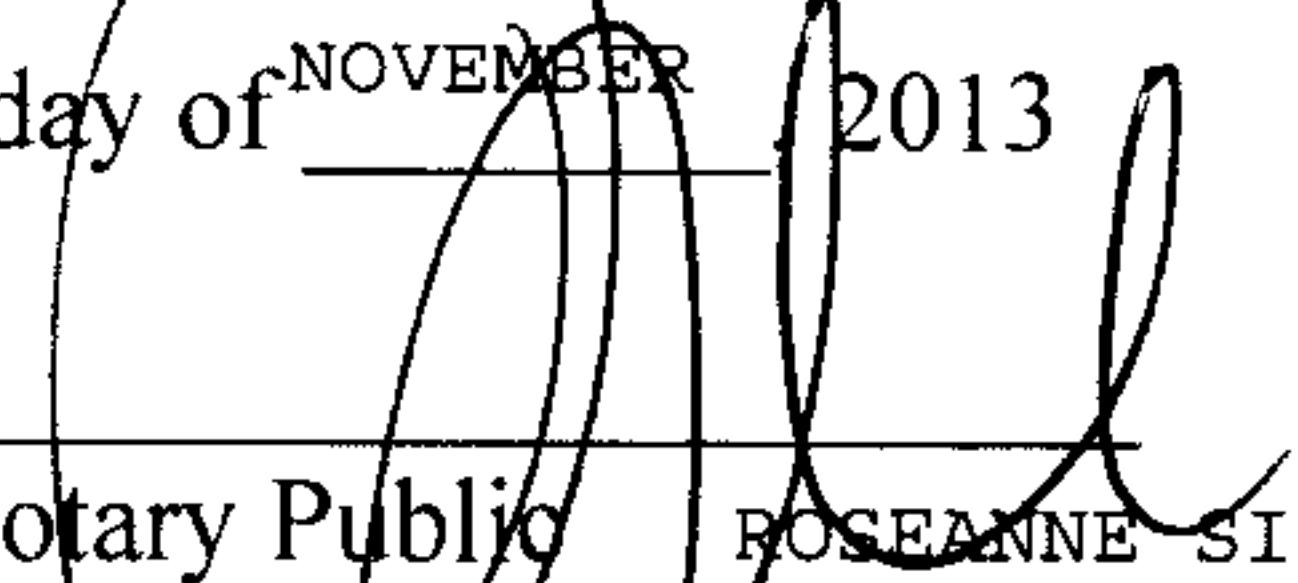
Name: Lupe Zapata

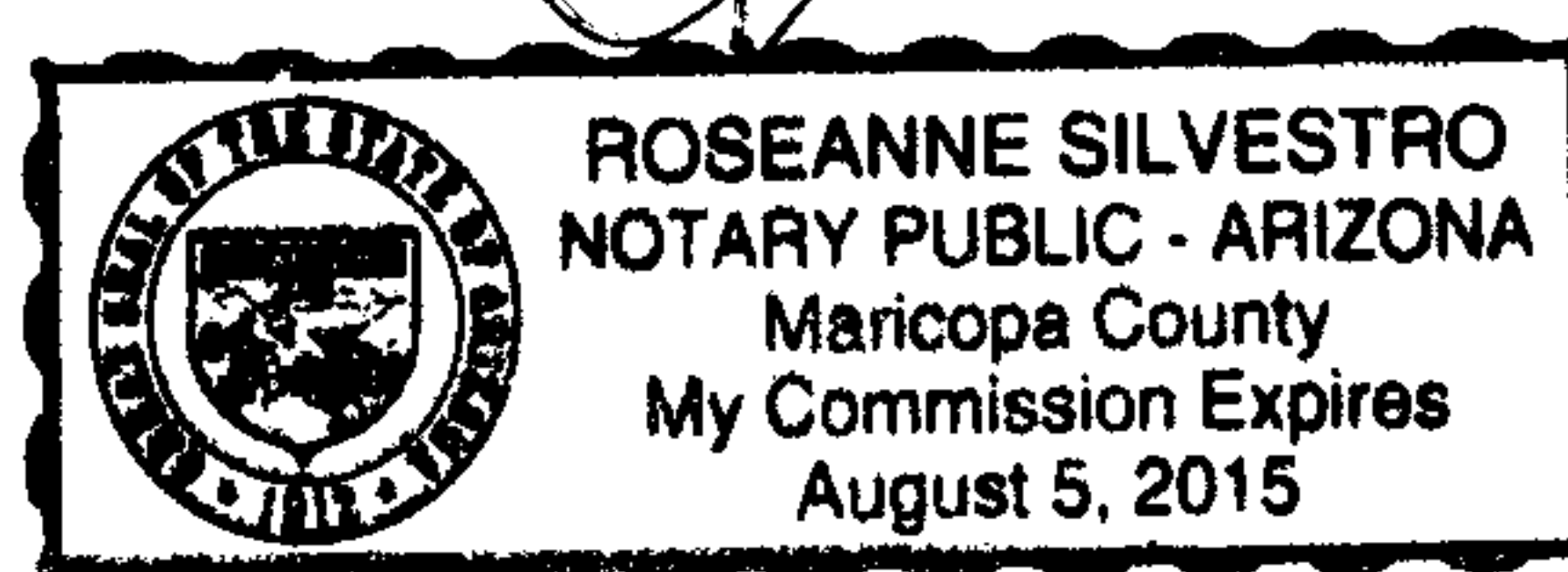
Its: AVP


A **Power of Attorney** relating to the above described property was recorded on \_\_\_\_\_ at Instrument \_\_\_\_\_

STATE OF ARIZONA  
COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lupe Zapata its AVP, on behalf of the Grantor **U.S. Bank National Association, successor Trustee to Bank of America N.A. successor by merger to LaSalle Bank N.A. Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 25TH day of NOVEMBER 2013  
  
Notary Public ROSEANNE SILVESTRO



  
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## Real Estate Sales Validation Form

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

Grantor's Name US BANK NA SUCCESSOR TR  
Mailing Address 2375 N. GLENVILLE DR.  
RICHARDSON, TX 75082

Grantee's Name BRENDA S COSS AND JERRY T CO  
Mailing Address 114 VILLAGE LANE  
PELHAM, AL 35124

Property Address 114 VILLAGE LANE  
PELHAM, AL 35124

Date of Sale 11/25/2013

Total Purchase Price \$ 122,192.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 a

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 12-24-13

Print Mark Appugliese

Unattested

Sign

Mark Appugliese

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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