

20140225000051440 1/4 \$119.50
Shelby Cnty Judge of Probate, AL
02/25/2014 11:04:07 AM FILED/CERT

SPECIAL WARRANTY DEED

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$96,100.00

SOURCE OF TITLE:			THIS INSTRUMENT WAS PREPARED BY		
BOOK: 2013 PAGE: 958350			U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 7100 E. Pleasant Valley Road Suite 100 Independence, OH 44131 216-520-0050		
136725AL					
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS	
Randal F. Riddle				23-5-22-0-003-010.000	
(NAME)		(NAME)			
108 Old Spanish Trail					
(ADDRESS)		(ADDRESS)			
Alabaster	AL	35007	(CITY)	(STATE)	(ZIP)
(CITY)	(STATE)	(ZIP)			

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by the grantor, **U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1**, said grantor does hereby grant, bargain, sell, and convey unto **Randal F. Riddle**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Shelby** county, state of Alabama, described as follows to-wit.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved	☐				
This is improved	☒	property, known as	108 Old Spanish Trail	Alabaster	35007
			(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Randal F. Riddle**, and his/her/their assigns, forever.

Said **U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

EXHIBIT "A"

Situated in Shelby County, Alabama, to-wit:

Lot 5, Block 3, according to the survey of Mission Hills, First Sector, as recorded in Map Book 6, Page 47, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1, by Foreclosure Deed, from AMN Auctioneering, LLC, Aaron Nelson, member, dated October 30, 2013 and recorded November 6, 2013, in Instrument No. 20131106000438350, said Probate Court, Shelby County, Alabama.



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IN WITNESS WHEREOF, the said U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1, has executed this deed this 14 day of Feb, 2014.

U.S. Bank National Association, on behalf of
Mortgage Equity Conversion Asset Trust 2011-1

Name: Randall Reynolds

Randall Reynolds, Assistant Vice President

Title:

REO Management Solutions, LLC

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Randall Reynolds, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of said U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein.

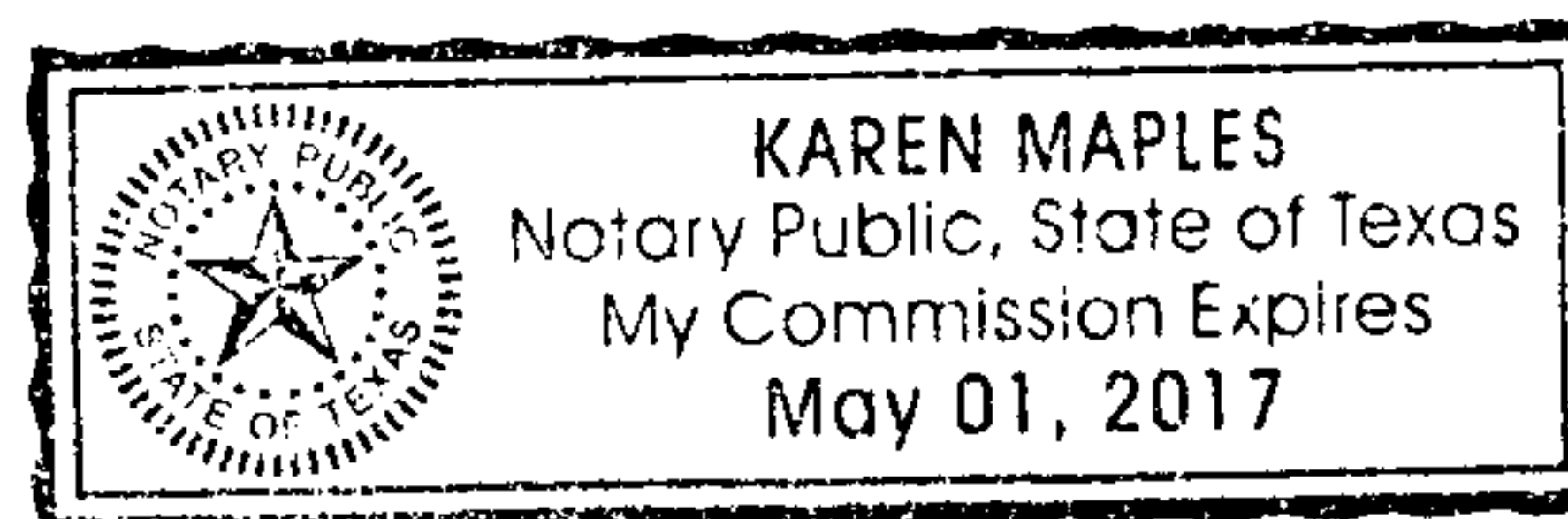
Witness my hand and Notarial Seal this 14 day of Feb, 2014.

Karen Maples
Notary Public

My Commission expires: _____

RETURN TO:

Resource Title National Agency, Inc.
7100 E Pleasant Valley Rd #100
Independence, OH 44131



136725AL

Property: 108 Old Spanish Trail,
Alabaster, AL 35007



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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 U.S. Bank National
 Association, on behalf of
 Mortgage Equity
 Conversion Asset Trust
 2011-1

Grantee's Name Randal F. Riddle

Mailing Address _____

Mailing Address _____

Property 108 Old Spanish Trail
Address Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$96,100.00

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 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 _____

Print _____

Unattested

Sign

(verified by)


(Grantor/Grantee/Owner/Agent) circle
one

Randall Reynolds, Assistant Vice President

REO Management Solutions, LLC

