

Source of title
Inst # 20130802000314990

Commitment Number: 3247996

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.

After Recording Return To:

ServiceLink, LLC

1400 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-6-13-1-001-006-020

SPECIAL WARRANTY DEED


U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, for \$90,000.00 (Ninety Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BOND AND HARKINS PROPERTIES, LLC, an Alabama Limited Liability Company**, hereinafter grantee, whose tax mailing address is **1052 Greystone Cove Drive Birmingham, AL 35242**, the following real property:

All that certain parcel of land situated in the City of Pelham, County of Shelby, State of Alabama, being known and designated as follows:

Lot 69, Brookhollow First Sector, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property as conveyed from KEVIN D. JONES AND ANGELA W. JONES, HUSBAND AND WIFE to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1, as described in INST # 20130802000314990, Dated 04/02/2013, Recorded 08/02/2013 in SHELBY County Records.

Shelby County, AL 04/23/2014
State of Alabama
Deed Tax: \$90.00


20140423000119650 1/5 \$116.00
Shelby Cnty Judge of Probate, AL
04/23/2014 01:52:27 PM FILED/CERT

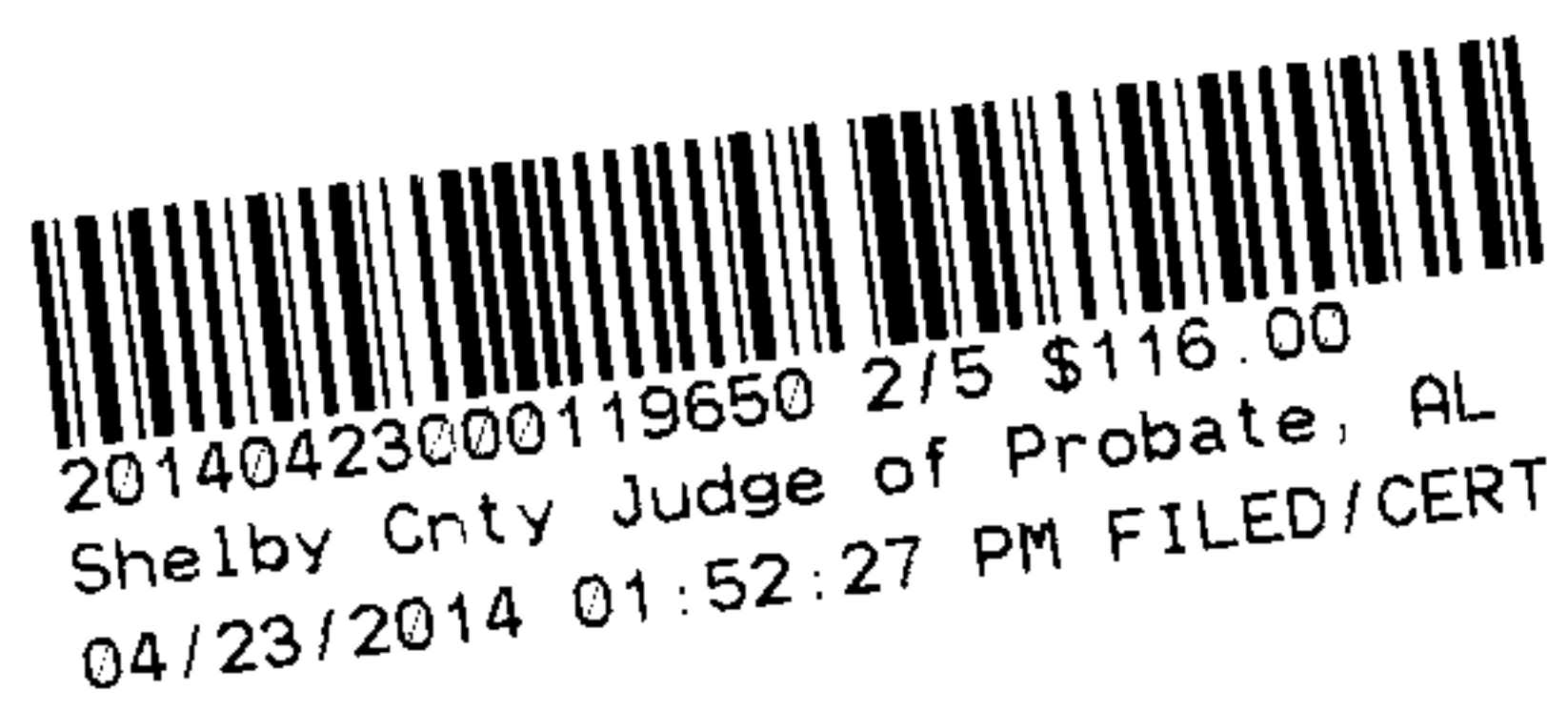
Property Address is: 195 BROOKHOLLOW DR, PELHAM, AL 35124

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 grantee forever.

Prior instrument reference: **20130802000314990**



Executed by the undersigned on April 3, 2014:

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC.
ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1, BY
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME
LOANS SERVICING, LP as Attorney-in-Fact**

By: Irene Carrillo

Name: Irene Carrillo

Its: AVP

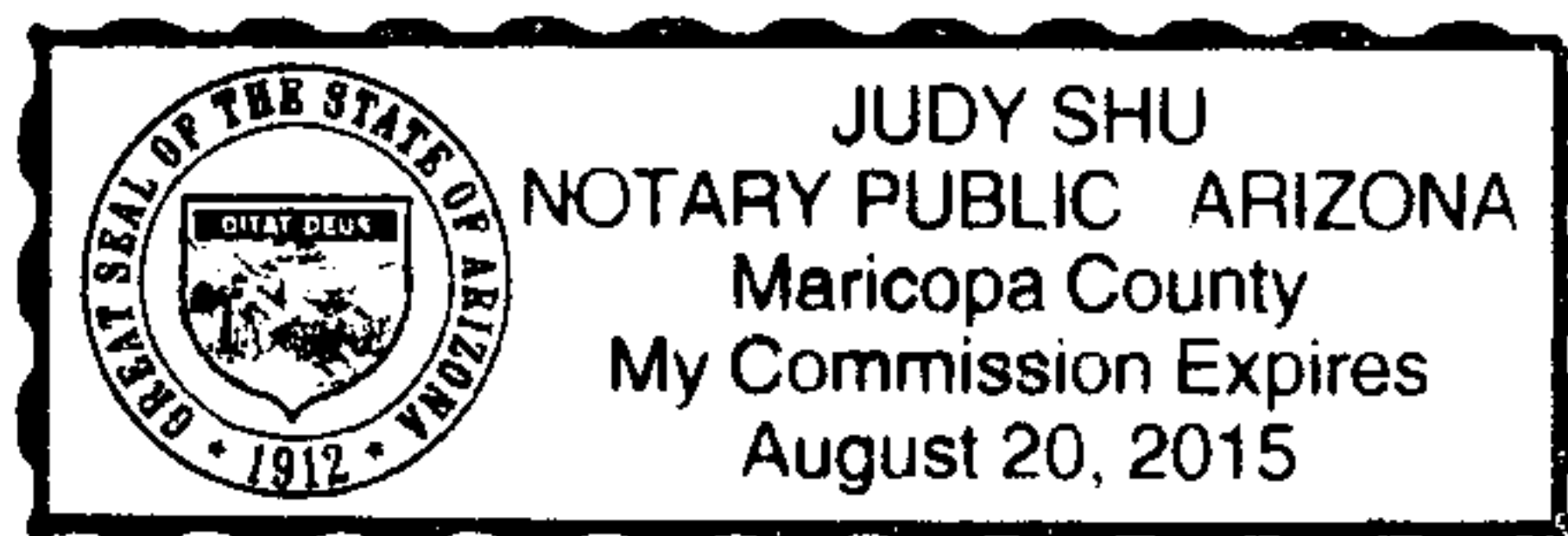
A **Power of Attorney** relating to the above described property was recorded on 01/02/2014 at
Document Number: 20140102000000860.

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that
Irene Carrillo its AVP, on behalf of the Grantor **U.S.
BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-
BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1, 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 3rd day of April, 2014

Judy Shu
Notary Public



20140423000119650 3/5 \$116.00
Shelby Cnty Judge of Probate, AL
04/23/2014 01:52:27 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 U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE
FOR THE
CERTIFICATEHOLDERS OF
CITIGROUP MORTGAGE LOAN
TRUST INC. ASSET-BACKED
PASS-THROUGH
CERTIFICATES SERIES 2007-
AMC1

Mailing Address 2505 W Chandler Blvd (Mail
Code: AZ1-805-03-03) Chandler,
AZ 85224

Property Address 195 BROOKHOLLOW DR,
PELHAM, AL 35124

Grantee's Name BOND AND HARKINS
PROPERTIES, LLC, an
Alabama Limited Liability
Company

Mailing Address 1052 Greystone Cove Drive
Birmingham, AL 35242

Date of Sale

4-3-14

Total Purchase Price 90,000.00

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
☐ 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).

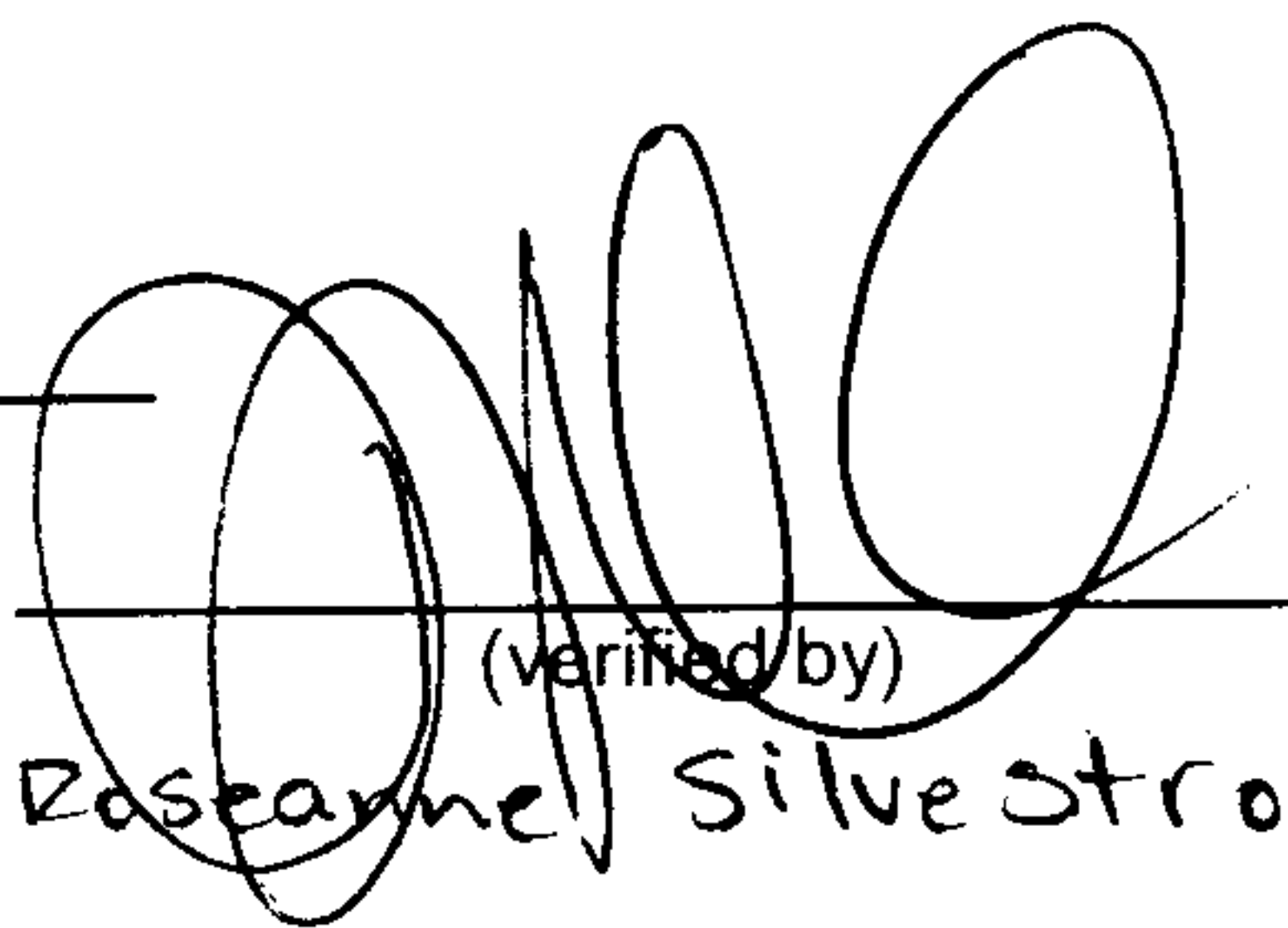
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).



20140423000119650 4/5 \$116.00
Shelby Cnty Judge of Probate, AL
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Date 4/3/14


Unattested


(verified by)
Roseanne Silvestro

Print Irene Carrillo /AVP

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

Form RT-1


20140423000119650 5/5 \$116.00
Shelby Cnty Judge of Probate: AL
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