

20140602000165020 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
06/02/2014 01:59:07 PM 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:
Harold E. Ferguson

548 N. Grande View Trail
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Eighty Thousand And 00/100 Dollars (\$280,000.00) to the undersigned, U.S. Bank, N.A., as trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE3, Asset Backed Pass-Through Certificates, Series 2006-HE3, a corporation, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Harold E. Ferguson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 961, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase 2, as recorded in Map Book 27, Page 85, in the Probate Office of Shelby County, Alabama; being situated in 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 Grantee herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Subject to restrictions as referenced in Instrument No. 20020916000443960.
5. 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 Instrument No. 20140207000035170, in the Probate Office of Shelby County, Alabama.

\$ 224,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Shelby County, AL 06/02/2014
State of Alabama
Deed Tax: \$56.00

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2 day of May, 2014.

U.S. Bank, N.A., as trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE3, Asset Backed Pass-Through Certificates, Series 2006-HE3

By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By: [Signature] 5-2-14

Its PATRICK PITTMAN DOC CONTROL OFFICER

STATE OF Utah

COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~PATRICK PITTMAN DOC CONTROL OFFICER~~ whose name as _____ of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank, N.A., as trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE3, Asset Backed Pass-Through Certificates, Series 2006-HE3, 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 2 day of May, 2014.

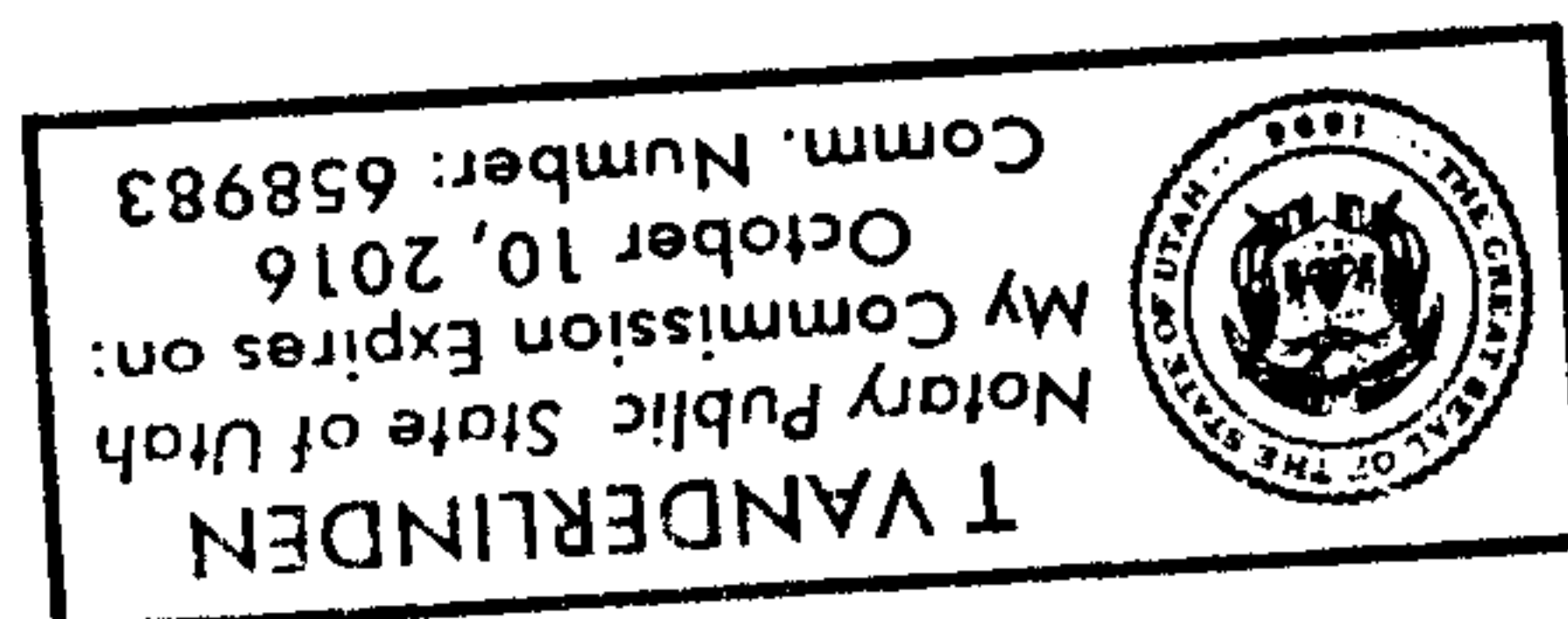
[Signature]

NOTARY PUBLIC

My Commission expires: 10/10/16

AFFIX SEAL

2014-000566



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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

**U.S. BANK, N.A., AS TRUSTEE
FOR J.P. and MORGAN
MORTGAGE ACQUISITION and
TRUST 2006-HE3, ASSET BACKED
PASS- and THROUGH
CERTIFICATES, SERIES 2006-HE3**

Grantor's Name

Grantee's Name **HAROLD E. FERGUSON**

Mailing Address

**3815 S. WEST TEMPLE
SALT LAKE CITY, UT 84115**

Mailing Address **548 N. GRANDE VIEW TRL
MAYLENE, AL 35114**

Property Address

**548 N. GRANDE VIEW TRL
MAYLENE, AL 35114**

Date of Sale **May 28, 2014**

Total Purchase Price **\$280,000.00**

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



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If the conveyance document presented for recordation contains all of the required information 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 **May 28, 2014**

Print **Malcolm S. McLeod**

Unattested

Malcolm S. McLeod
My Commission Expires
March 8th, 2018

(Grantor/Grantee/Owner/Agent) circle one