



20140822000264600 1/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
08/22/2014 12:08:07 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:  
Tim Clark

*PO Box 360086  
Birmingham AL 35236*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Seven Thousand Six Hundred Fifty And 00/100 Dollars (\$97,650.00) to the undersigned, U.S. Bank, National Association, as successor Trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3, A National Association, by Nationstar Mortgage, LLC, 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 Tim Clark, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 206, according to the Survey of Savannah Pointe, Sector II, Phase II, as recorded in Map Book 27, Page 103 in the Probate Office of 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. Restrictive covenant as recorded in Instrument #2000-39586; Instrument #1999-25577 and Instrument #2000-1702.
4. Right of way recorded in Shelby Deed Book 171 Page 279.
5. Security Agreement recorded in Instrument #20060413000017150.
6. Articles of Incorporation of Savannah Pointe Residential Homeowner's Association, Inc. recorded in Instrument #20090302000073850.
7. Rights of parties in possession.
8. Any claim pertaining to litigation styled U.S. Bank, National Association, as successor Trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3 versus Alan T. Roberts and Jennifer D. Roberts, Case No. CV-2014-900781.00, in the Circuit Court of Shelby County, Alabama.
9. Restrictions as shown on recorded plat.
10. 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 #20131016000411820, in the Probate Office of Shelby County, Alabama.

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.

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

Shelby County, AL 08/22/2014  
State of Alabama  
Deed Tax: \$98.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of August, 2014.

U.S. Bank, National Association, as successor Trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

By Nationstar Mortgage, LLC, as Attorney in Fact

By: X Jerry Mills  
Its Asst. Secretary

STATE OF CO  
COUNTY OF DOUGLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Mills, whose name as Asst. Secretary of Nationstar Mortgage, LLC, as Attorney in Fact for U.S. Bank, National Association, as successor Trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3, A National Association, 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 14 day of August, 2014.

[Signature]  
NOTARY PUBLIC

My Commission expires:  
AFFIX SEAL

6-5-18

2014-000815

  
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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,  
as successor Trustee to Bank of  
America, N.A., as successor by  
merger to LaSalle Bank, N.A., as  
Trustee for the Certificateholders  
of the MLMI Trust, Mortgage Loan  
Asset-Backed Certificates, Series  
2006-HE3

Mailing Address 350 Highland Drive, Lewisville, TX  
75067

Property Address 821 Savannah Lane  
Calera, AL 35040

Grantee's Name Tim Clark

Mailing Address

PO Box 360086  
Birmingham AL  
35236

Date of Sale 08/21/2014  
Total Purchase Price \$97,650.00

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).

Date 08/21/2014

☐ Unattested

(verified by)

Print

Sign

Siroto: Permut P.C

(Grantor/Grantee/Owner/Agent) circle one

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