

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Omar Morales Martinez

*3870 Highway 11*  
*Pelham AL 35124*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Seven Thousand And 00/100 Dollars (\$67,000.00) to the undersigned, U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, A National Association, 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 Omar Morales Martinez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot Two (2), according to the Survey of Deer Springs Estates, as recorded in Map Book 5, Page 38 in the 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. Easement for ingress and egress in Book 346 Pages 479 and 485.
4. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.

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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25 day of September, 2014.

U.S. Bank National Association, as trustee, in trust for  
registered holders of First Franklin Mortgage Loan Trust,  
Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

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

By:

Its

Mike Sanders, Doc. Control Officer

STATE OF

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike Sanders, whose name as DOC CONTROL OFFICER of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, 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 25 day of September, 2014.

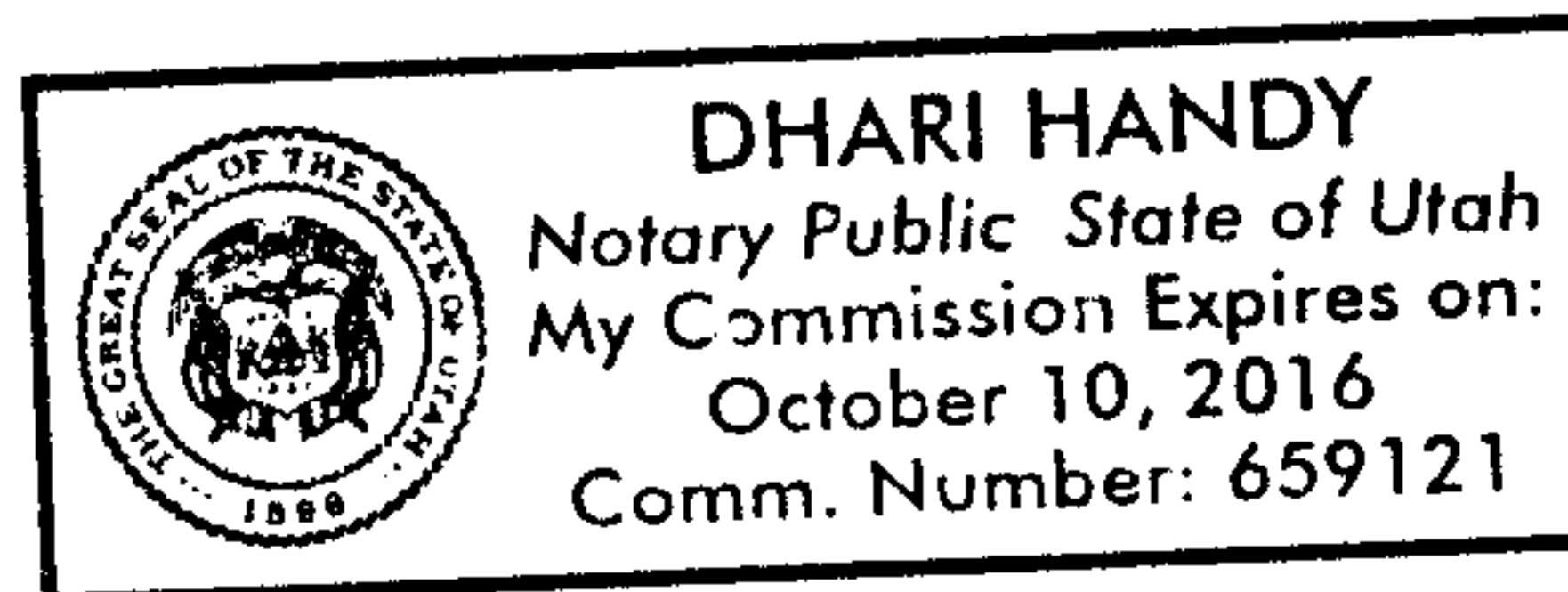
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

10/10/2016

2014-001752



20141001000307450 2/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 11:31:42 AM 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, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

Grantee's Name Omar Morales Martinez

Mailing Address 3815 S West Temple  
Salt Lake City, UT 84115

Mailing Address 3870 Highway 11  
Pelham AL 35124

Property Address 3870 Hwy 11  
Pelham, AL 35124

Date of Sale 9/30/2014  
Total Purchase Price \$67,000.00

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).

Date 9/30/2014

Print OMAR Morales Martinez

☐ Unattested

\_\_\_\_\_  
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20141001000307450 3/3 \$87.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 11:31:42 AM FILED/CERT

Form RT-1