

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

Send Tax Notice to:
Nancy Douglas

289 Esprey Dr
Pell City AL 35128

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Five Thousand One Hundred And 00/100 Dollars (\$125,100.00) to the undersigned, Wilmington Trust, NA, successor trustee to CitiBank, N.A., as Trustee, f/b/o the registered holders of Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6, 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 Nancy Douglas, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:
Lot 25, according to the Map of Wagon Trace, as recorded in Map Book 6, Page 140, 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. Easement/right-of-way to Alabama Power Company as recorded in Volume 303 Page 198.
4. Restrictive covenant as recorded in Misc. Volume 18 Page 589 and Misc. Volume 18 Page 665.
5. Mineral and mining rights as recorded in Volume 42 Page 246. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Agreement to Alabama Power Company recorded in Misc. Volume 18 page 650.
7. Restrictions as shown on recorded plat.
8. 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 #20140709000208450, 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 11/12/2014
State of Alabama
Deed Tax: \$125.50



20141112000356260 1/3 \$145.50
Shelby Cnty Judge of Probate, AL
11/12/2014 02:24:22 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 05
day of November, 2014.

Wilmington Trust, NA, successor trustee to CitiBank, N.A., as
Trustee, f/b/o the registered holders of Structured Asset
Mortgage Investments II Trust 2007-AR6, Mortgage Pass-
Through Certificates, Series 2007-AR6

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

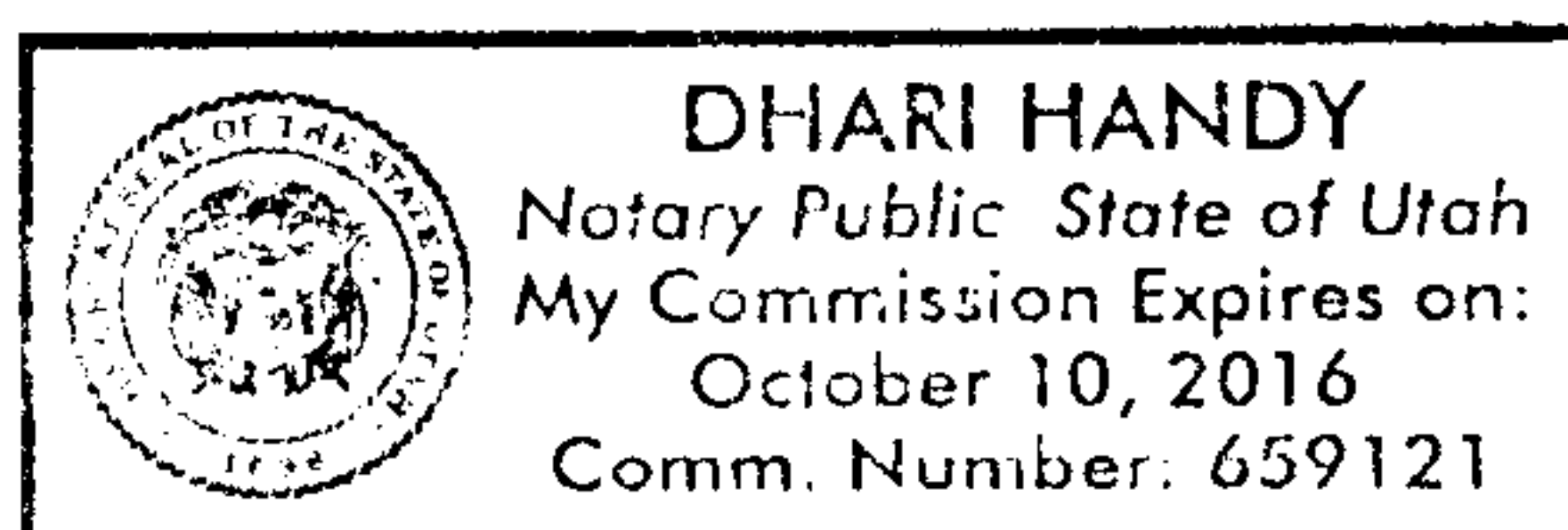
By: [Signature] 11/5/14
Eric Nelson, Document Control Officer
Its _____

STATE OF UTAH

COUNTY OF SALT LAKE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
ERIC NELSON, whose name as DOC CONTROL OFFICER of Select
Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for Wilmington
Trust, NA, successor trustee to CitiBank, N.A., as Trustee, f/b/o the registered holders of
Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates,
Series 2007-AR6, 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 05 day of November, 2014.



[Signature]
NOTARY PUBLIC
My Commission expires: 10/10/2016
AFFIX SEAL

2014-001481



20141112000356260 2/3 \$145.50
Shelby Cnty Judge of Probate, AL
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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 Wilmington Trust, NA, successor
trustee to CitiBank, N.A., as
Trustee, f/b/o the registered
holders of Structured Asset
Mortgage Investments II Trust
2007-AR6, Mortgage Pass-
Through Certificates, Series 2007-
AR6

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

Property Address 5513 Surrey Ln
Birmingham, AL 35242

Grantee's Name Nancy Douglas

Mailing Address 289 Osprey Dr
Pell City, AL 35128

Date of Sale 11/11/2014
Total Purchase Price \$125,100.00

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
☒ 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 11/10/2014

☐ Unattested

(verified by)

Print Nancy Douglas

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

20141112000356260 3/3 \$145.50
Shelby Cnty Judge of Probate, AL
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Form RT-1