



20141125000371450 1/3 \$128.50
Shelby Cnty Judge of Probate, AL
11/25/2014 11:17:47 AM 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:
Daniel Dominguez-Vargas
Nancy Huante-Nolasco
405 Buck Creek Trace
ALABASTER AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Six Thousand Five Hundred And 00/100 Dollars (\$106,500.00) to the undersigned, U.S. Bank National Association, as trustee, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14, 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 Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Daniel Dominguez-Vargas, and Nancy Huante-Nolasco, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, page 136, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabaster Water Board as recorded in Instrumnet # 1996/04041.
4. Restrictive covenant as recorded in Instrument # 1996/06647.
5. 25-foot minimum building setback line as reserved and shown on recorded map.
6. 20-foot building setback line from Buck Creek Trace as shown on the recorded map of said subdivision.
7. Easement to American Telephone and Telegraph Co., recorded in Real Book 213, Page 990.
8. Right of way of Shelby County as recorded in Deed Book 216, Page 584.
9. Water line agreement to Alabaster Water and Gas Board recorded in Instrument # 1992-18725.
10. Restrictions as shown on recorded plat.
11. 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 # 20140826000268560, 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 Grantees, their heirs and assigns, forever.

Shelby County, AL 11/25/2014
State of Alabama
Deed Tax: \$106.50



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 12 day of November, 2014.

U.S. Bank National Association, as trustee, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14

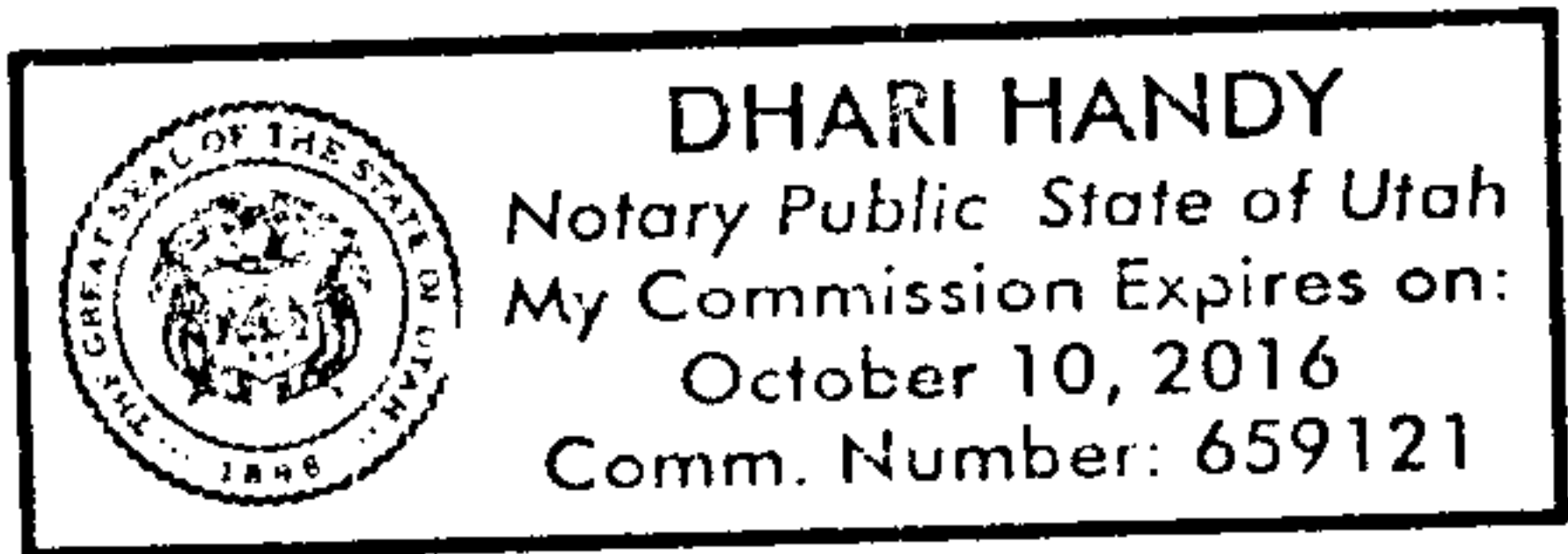
By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By: [Signature] 11/12/14
Its Eric Nelson, Document 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 Eric Nelson, whose name as Document 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, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14, 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 12 day of November, 2014.



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

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, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14

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

Property Address 405 Buck Creek Trace
Alabaster, AL 35007

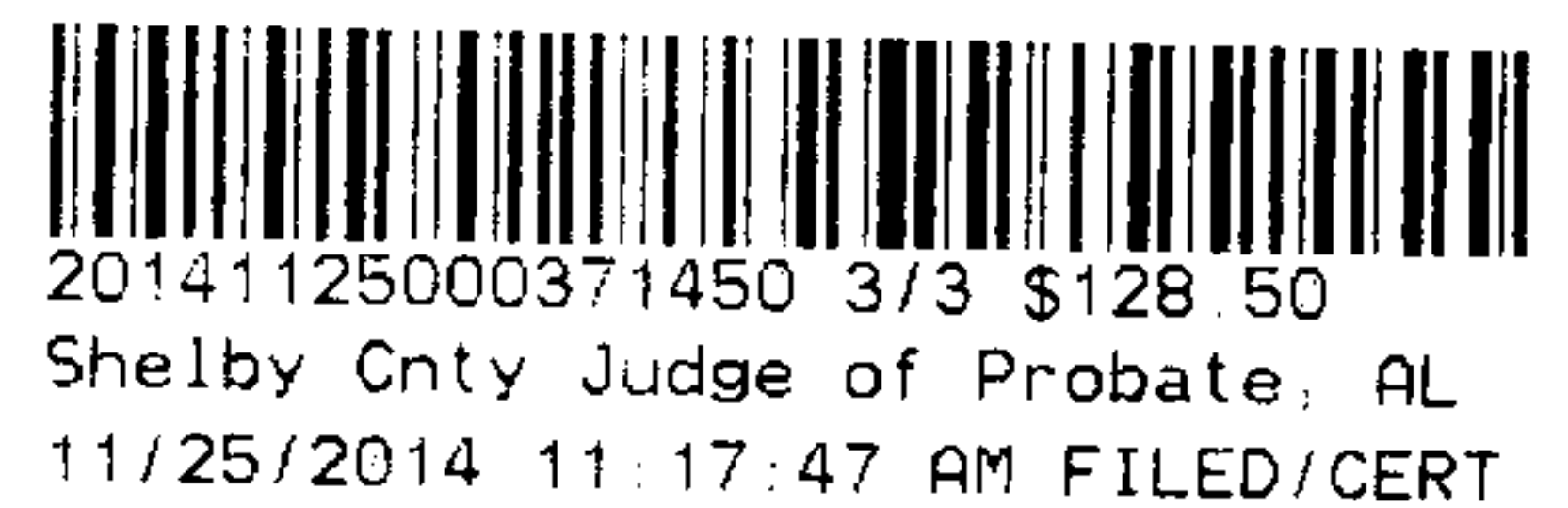
Grantee's Name Daniel Dominguez-Vargas, Nancy Huante-Nolasco

Mailing Address 405 Buck Creek Trace
ALABASTER AL 35007

Date of Sale 11/24/2014
Total Purchase Price \$106,500.00

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 11/24/2014

☐ Unattested

(verified by)

Print DANIEL DOMINGUEZ-VARGAS

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