

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

Send Tax Notice to:
David Robert Wheatley

175 RABBIT RUN ROAD
Odenville AL 35120

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Two Thousand Six Hundred Fifty And 00/100 Dollars (\$92,650.00) to the undersigned, U.S. Bank National Association as Trustee for CFMSI REMIC Series 2003-02 REMIC Pass-Through Certificates Series 2003-02, by CitiMortgage, Inc., 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 David Robert Wheatley, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18 according to the Survey of Willow Creek, Phase II as recorded in Map Book 9, Page 102 A and B, Shelby County, Alabama Records. ✓


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, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. Restrictions as shown on recorded plat.
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 Number 20140708000206440, ✓ 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 12/12/2014
State of Alabama
Deed Tax: \$93.00


20141212000390720 1/3 \$113.00
Shelby Cnty Judge of Probate, AL
12/12/2014 10:42:10 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of December, 2014.

U.S. Bank National Association as Trustee for CFMSI ✓
REMIC Series 2003-02 REMIC Pass-Through Certificates
Series 2003-02

By CitiMortgage, Inc., as Attorney in Fact

By: Alexis West

Its AUP

STATE OF TEXAS

COUNTY OF DALLAS

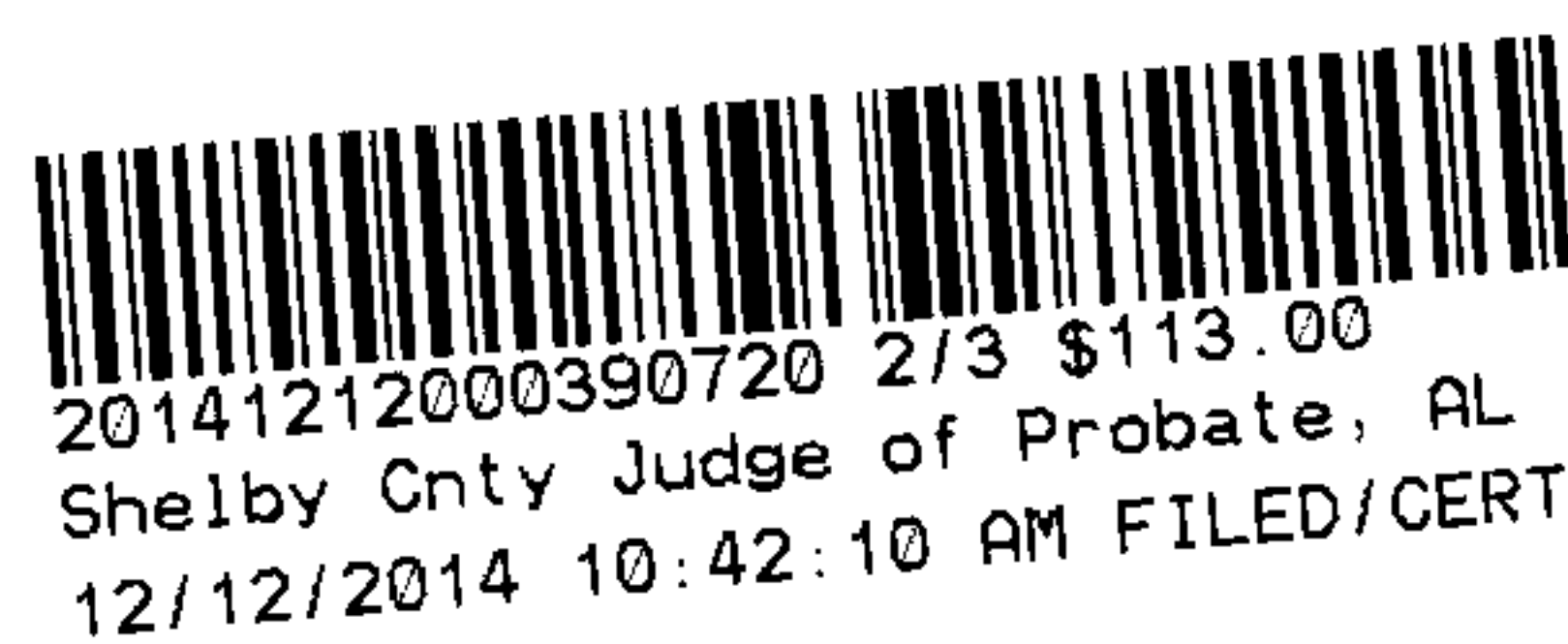
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alexis West, whose name as AUP of CitiMortgage, Inc., as Attorney in Fact for U.S. Bank National Association as Trustee for CFMSI REMIC Series 2003-02 REMIC Pass-Through Certificates Series 2003-02, is signed 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 3 day of December, 2014.

2014-001499



Vicky L. Moog
NOTARY PUBLIC
My Commission expires: May 03, 2018
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 for CFMSI REMIC Series
2003-02 REMIC Pass-Through
Certificates Series 2003-02
Mailing Address 1000 Technology Drive, MS 314,
O'Fallen, MO 63368

Grantee's Name David Robert Wheatley

Mailing Address

^{Run}
175 Rabbit Road
Odenville AL
35120

Property Address 1410 Willow Creek Place
Alabaster, AL 35007

Date of Sale 12/11/2014
Total Purchase Price \$92,650.00

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 12/11/2014

☐ Unattested

(verified by)

Print

DAVID ROBERT WHEATLEY

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



20141212000390720 3/3 \$113.00
Shelby Cnty Judge of Probate, AL
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