

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

Send Tax Notice to:
James Lee V

1122 Cahaba River Estates
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Six Hundred Thirty Thousand And 00/100 Dollars (\$630,000.00) to the undersigned, U.S. Bank, National Association, as Successor Trustee to Wachovia Bank, National Association, as Trustee for the Holders of GSR Mortgage Loan Trust 2005-3F, 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 James Lee V, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the map and survey of Cahaba River Estates, a map of which is recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 17, Page 64. Said Map and Survey of Cahaba River Estates is also recorded in the Bessemer Division of the Office of the Probate Judge of Jefferson County, Alabama, in Map Book 3, Pages 32 and 33, and is also recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, Page 11.

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. Restrictions, reservations, limitations, easements, and rights-of-way of record, if any.
4. 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 20140207000035250, in the Probate Office of Shelby County, Alabama.

\$ 504,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 10
day of November, 2014.

U.S. Bank, National Association, as Successor Trustee to
Wachovia Bank, National Association, as Trustee for the
Holders of GSR Mortgage Loan Trust 2005-3F

By Nationstar Mortgage, LLC, as Attorney in Fact

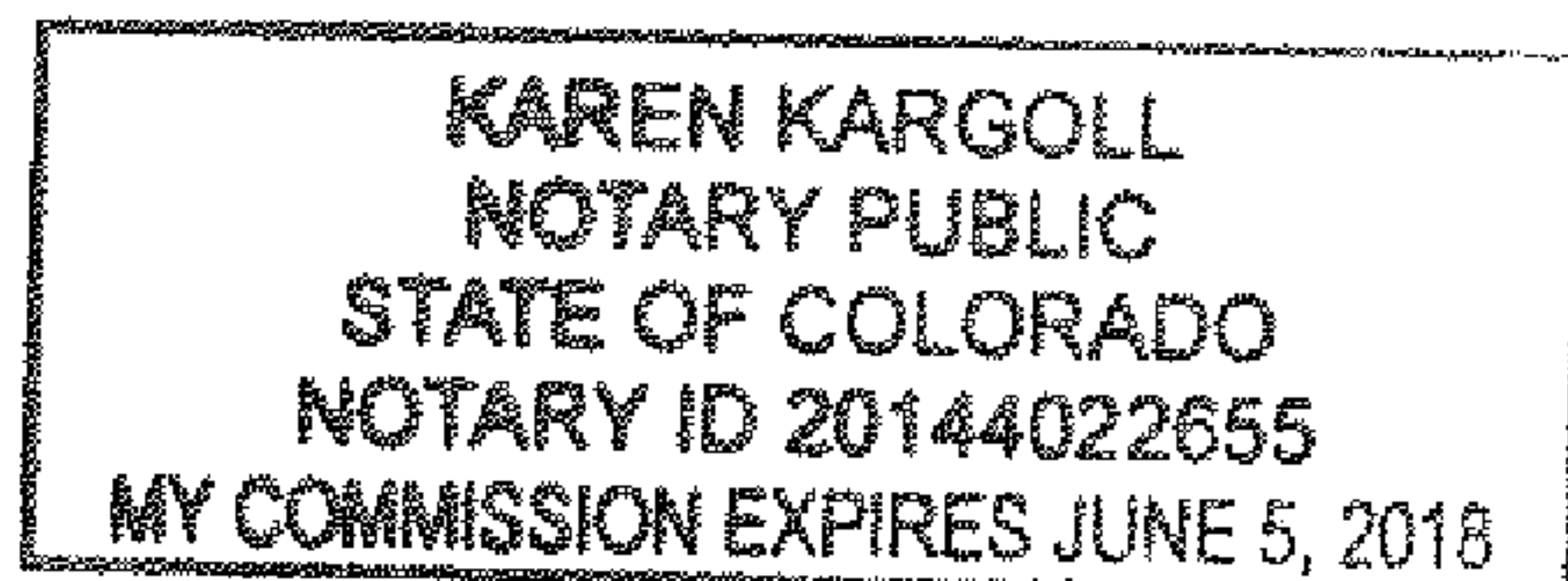
By: Gloria A. DeAgrosa Price

Its Gloria A. DeAgrosa-Price
Assistant Secretary

STATE OF CO
COUNTY OF DOUGLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Gloria A. DeAgrosa Price whose name as Asst. Sec of Nationstar
Mortgage, LLC, as Attorney in Fact for U.S. Bank, National Association, as Successor Trustee to
Wachovia Bank, National Association, as Trustee for the Holders of GSR Mortgage Loan Trust
2005-3F, 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 10 day of November, 2014.



Karen Kargoll
NOTARY PUBLIC
My Commission expires: 6-5-18
AFFIX SEAL

2014-000917

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name US Bank National Assoc.
Mailing Address 350 Highland Drive
Lewisville, TX 75067

Grantee's Name James Lee V
Mailing Address 1122 Cahaba River Estates
Hoover, AL 35244

Property Address 1122 Cahaba River Estates
Hoover, AL 35244

Date of Sale 12/12/14

Total Purchase Price \$ 630,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

20141219000399760

12/19/2014 02:52:02 PM

DEEDS 3/3

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).

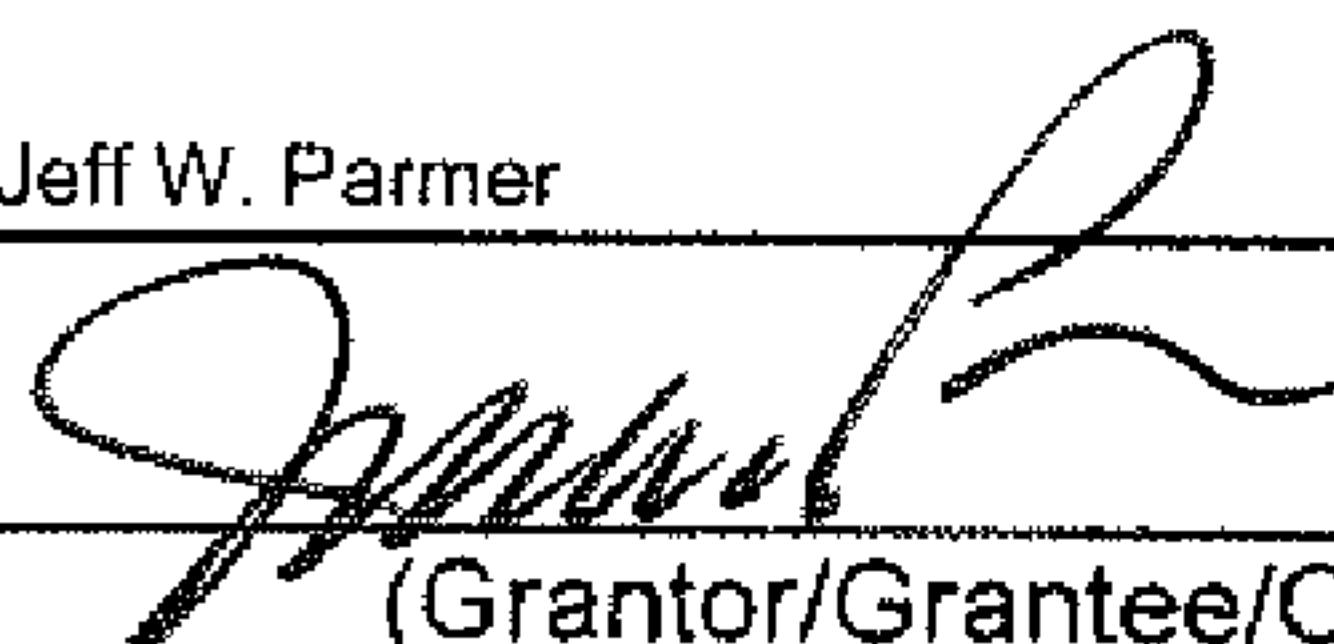
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/19/14

Print Jeff W. Parmer

Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2014 02:52:02 PM
\$146.00 CHERRY
20141219000399760



Form RT-1