

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

Send Tax Notice to:
Riverwoods Property Group, LLC

20150223000055320

02/23/2015 09:56:49 AM

DEEDS 1/3

SPECIAL WARRANTY DEED

*1603 - 3rd Ave. N.
Birmingham, AL 35203*

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Seventy-Six Thousand Four Hundred And 00/100 Dollars (\$176,400.00) to the undersigned, U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2, 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 Riverwoods Property Group, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 19 South Range 2 West, Situated in Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Northwest Quarter of Northeast Quarter of said Section 22; Thence in a Northerly Direction along West boundary of said Quarter-Quarter Section 200.00 feet; Thence Turning an angle of 106 Degrees 00 minutes to the right 978.06 feet; thence turning an angle of 99 degrees 13 Minutes to the right in a Southwesterly direction 25.33 feet to the point of beginning of Tract of Land Herein described; thence continuing in a straight line along last mentioned course in a Southwesterly direction 300.00 feet; thence turning an angle of 80 degrees 47 Minutes to the right in a Northwesterly direction 300.39 feet; Thence turning an angle of 98 degrees 47 Minutes to the right in a Northwesterly Direction 300.00 feet to the point of Intersection with a street right of way; thence turning an angle of 81 degrees 13 Minutes to the right in a Southeasterly direction along said street right of way 302.69 feet to the point of beginning.

Less and Except

Commence at the Northeast corner of Lot 3 of Indian Trace Estates as recorded in Map Book 8, Page 113, of the Shelby County Probate Office, South 73 Degrees 43 Minutes 02 Seconds East for a distance of 189.77 Feet to the Point of Beginning; thence continue along the last described course a distance of 112.91 Feet; thence South 25 Degrees 25 Minutes 41 Seconds West for a distance of 300.00 Feet; thence North 73 Degrees 43 Minutes 41 Seconds West for a distance of 192.74 Feet; thence North 18 Degrees 02 Minutes 04 Seconds East for a distance of 122.75 Feet; thence South 73 Degrees 28 Minutes 30 Seconds East for a distance of 112.29 Feet; thence North 20 Degrees 23 Minutes 11 Seconds East for a distance of 174.66 Feet to the Point of Beginning.

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 236, Page 846; Deed Volume 176, Page 382; Deed Volume 186, Page 222; Deed Book 232, Page 83; and Real Volume 23, Page 715.
4. Easement/right-of-way to Shelby County as recorded in Deed Volume 216, Page 183.
5. Restrictive covenant as recorded in Deed Volume 233, Page 480 and Deed Volume 233, Page 481.
6. Easement as recorded in Deed Book 374, Page 982.

\$176,400⁰⁰ 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 16 day of December, 2014.

U.S. Bank National Association, as Trustee for the Holders of the
Specialty Underwriting and Residential Finance Trust Mortgage Loan
Asset-Backed Certificates Series 2006-BC2

By Nationstar Mortgage, LLC, as Attorney in Fact

By:

Gloria A. DeAgrosa-Price
Its Gloria A. DeAgrosa-Price
Assistant Secretary

STATE OF

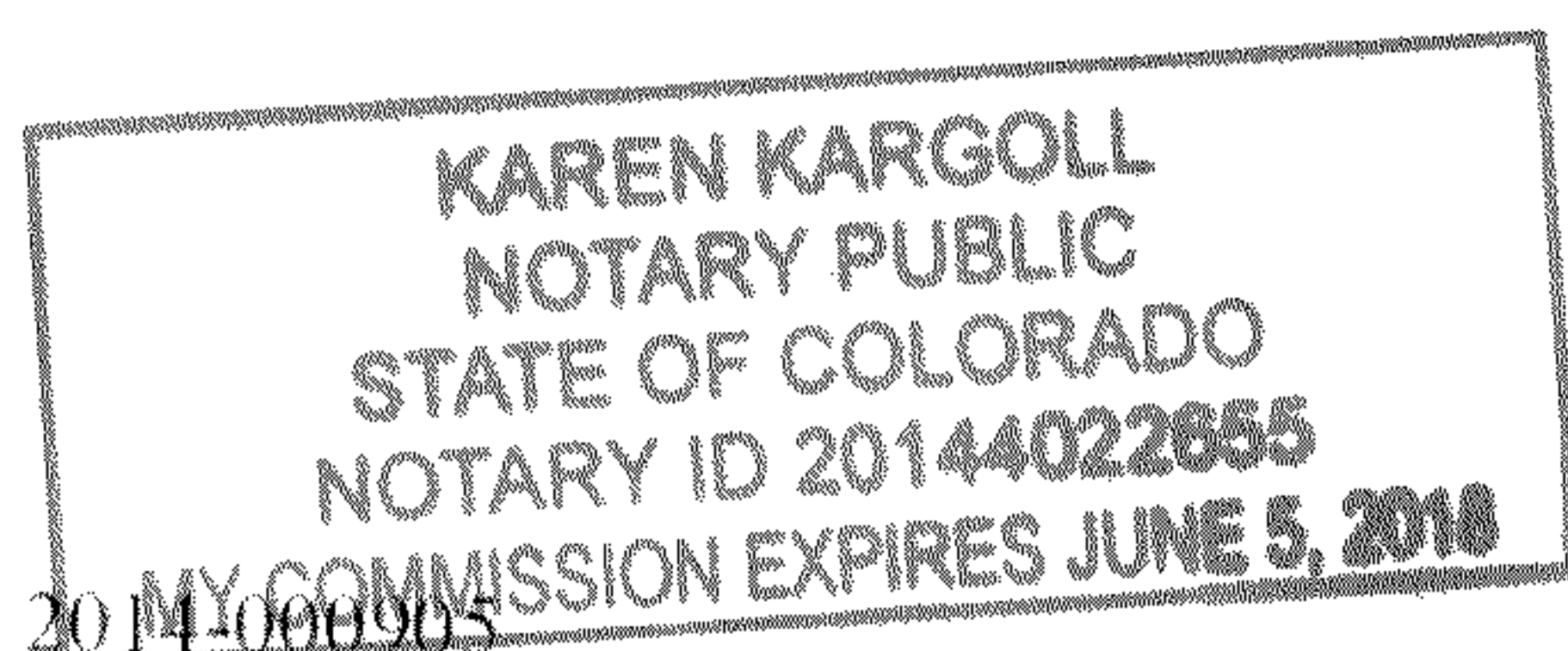
CO

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 Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2, 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 16 day of December, 2014.



[Signature]
NOTARY PUBLIC
My Commission expires: 6-5-18
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
Mailing Address 350 Highland Drive
Lewisville, TX 75067

Grantee's Name Riverwoods Property Group, LLC
Mailing Address 1603 - 3rd Ave. N.
Birmingham, AL 35203

Property Address 4923 Appaloosa Trail
Birmingham, AL 35242

Date of Sale 1/16/15
Total Purchase Price \$ 176,400.00

or
Actual Value \$

or
Assessor's Market Value \$

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AM 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 1/16/15

Print Kelly B. Furgerson

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2015 09:56:49 AM
\$21.00 CHERRY
20150223000055320



Form RT-1