



20150320000088510 1/3 \$104.00
Shelby Cnty Judge of Probate, AL
03/20/2015 03:19:14 PM 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:

Billy J. Nolen

2860 Hwy 55
Wilsonville AL 35186

SPECIAL WARRANTY DEED

~~Texas~~
STATE OF ~~ALABAMA~~
~~Dallas~~
~~SHELBY~~ COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Four Thousand And 00/100 Dollars (\$84,000.00) to the undersigned, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by Vericrest Financial, Inc. dba Caliber Home Loans, 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 Billy J. Nolen, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 20 South, Range 1 East, thence North 1 degree 00 minutes 00 seconds East, 167.31 feet to an 1/2 inch rebar; thence North 86 degrees 01 minutes 31 seconds 33.13 feet to an 1/2 inch rebar, and the point of beginning; thence North 86 degrees 01 minute 31 seconds East, 278.44 feet to an 1/2 inch rebar; thence North 17 degrees 08 minutes 29 seconds West, 74.16 feet to on 1/2 inch rebar; thence North 37 degrees 21 minutes 35 seconds West, 53.69 feet to an 1/2 inch rebar; thence North 69 degrees 14 minutes 42 seconds West, 48.05 feet to an 1/2 inch rebar; thence North 82 degrees 34 minutes 29 seconds West, 176.29 feet to an 1/2 inch rebar, thence South 1 degree 11 minutes 28 seconds West, 172.69 feet to an 1/2 inch rebar back to the point of beginning, said lying in the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 20 South, Range 1 East, 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 Instrument # 1997-02604.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument # 1997-26288.
5. Mineral and mining rights as recorded in Book 339, Page 418. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. 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 No. 20140930000306170, 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 03/20/2015
State of Alabama
Deed Tax: \$84.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of March, 2015.

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

By Vericrest Financial, Inc. dba Caliber Home Loans, Inc., as Attorney in Fact

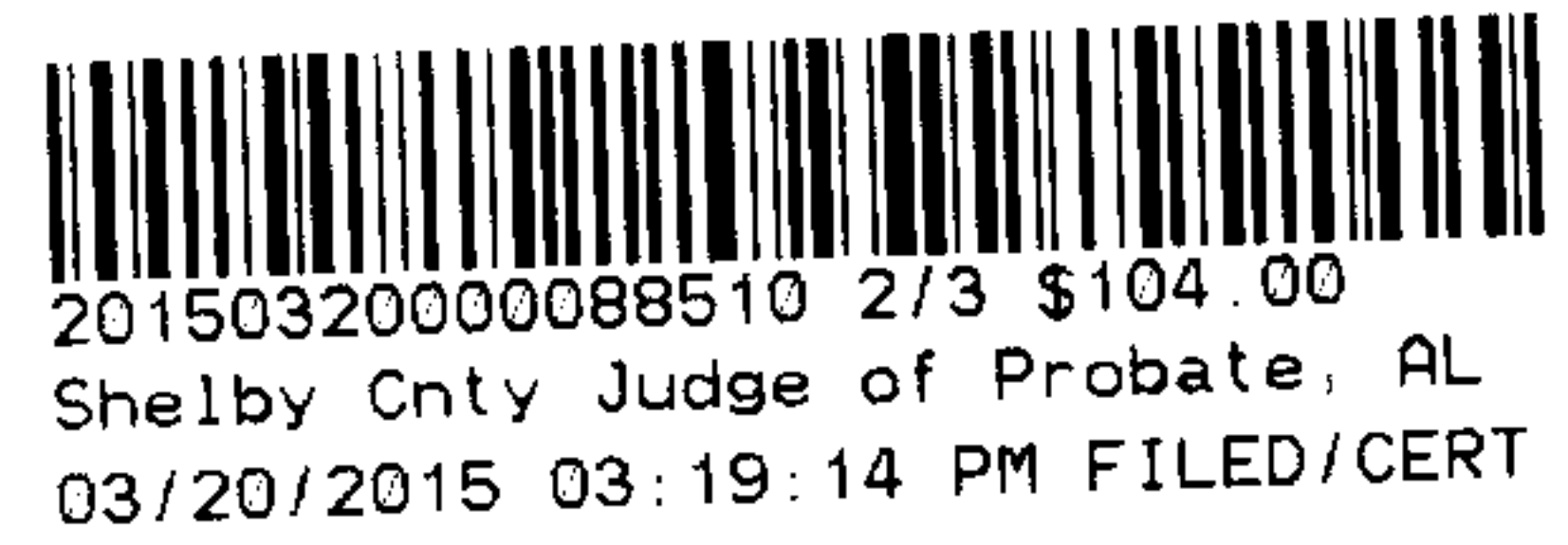
By: *Robin Hoskins*

Its _____
Robin Hoskins

Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

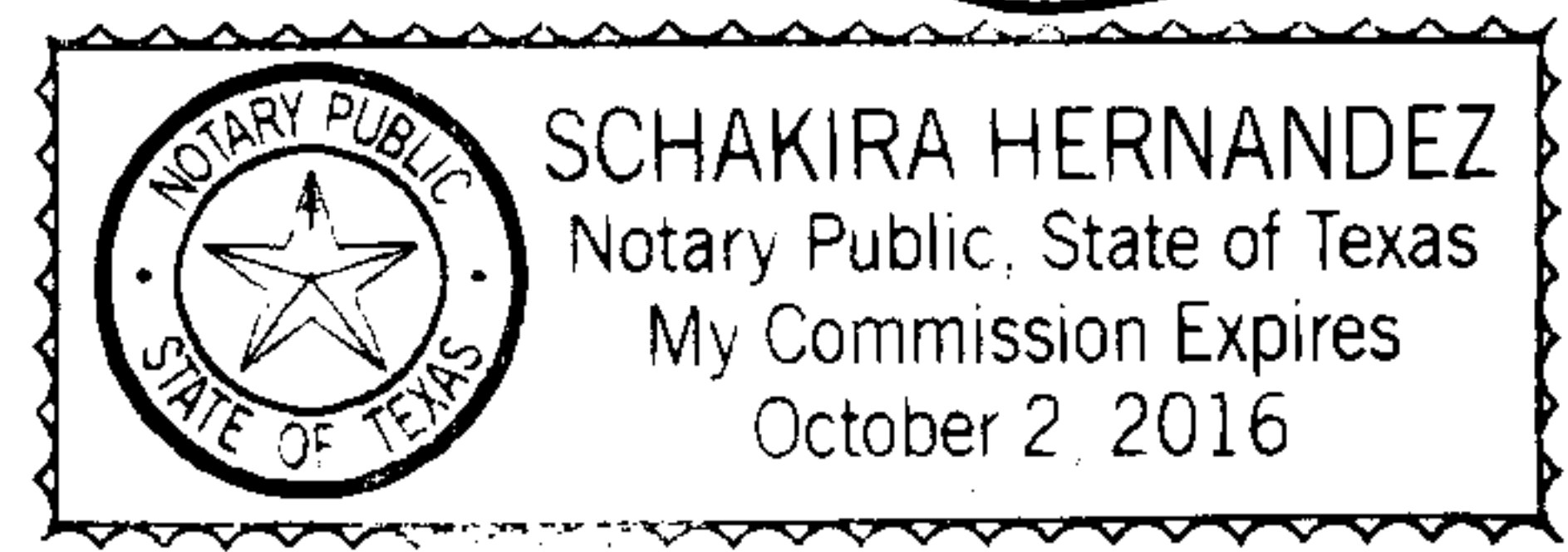


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robin Hoskins, whose name as Authorized Signatory of Vericrest Financial, Inc. dba Caliber Home Loans, Inc., as Attorney in Fact for U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, is 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 4 day of March, 2015.

Schakira
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2014-001983



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 Trust, N.A., as Trustee
for LSF8 Master Participation
Trust
Mailing Address 3701 Regent Blvd #200, Irving, TX
75063

Grantee's Name Billy J. Nolen

Mailing Address 2060 Hwy 55
Wilsonville AL 35186

Property Address 2854 Highway 55
Wilsonville, AL 35186

Date of Sale 03/19/2015
Total Purchase Price \$84,000.00

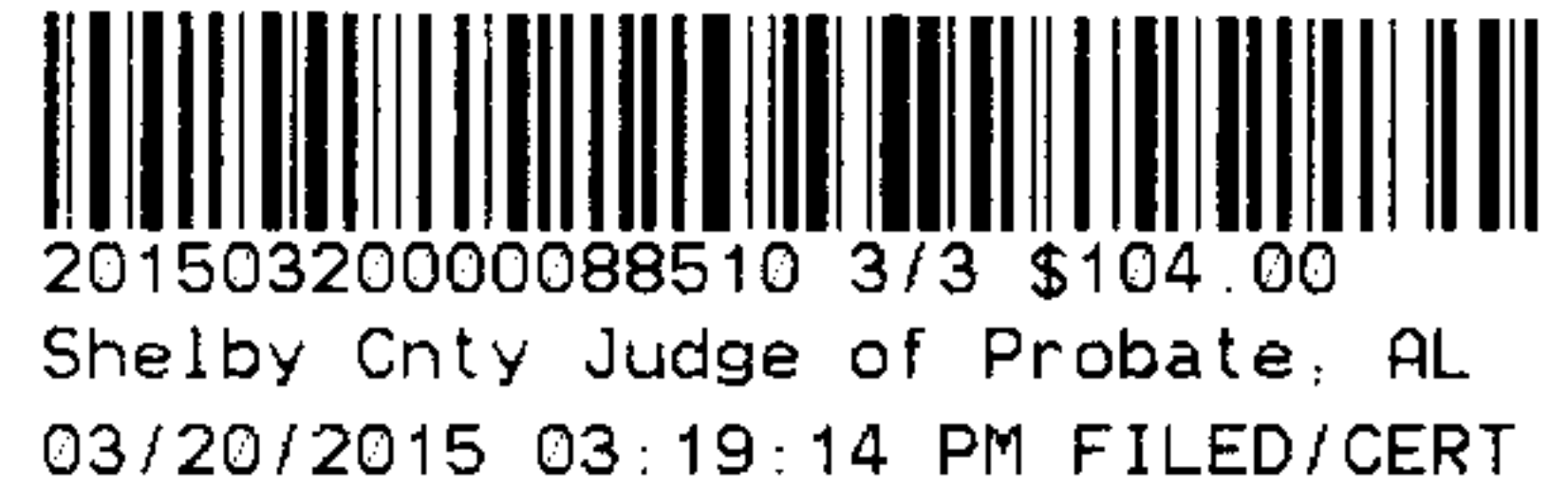
or
Actual Value \$

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 03/19/2015

☐ Unattested

(verified by)

Print Sirata & Permitt PC
Billy J. Nolen

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Settlement