

20150323000089950 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
03/23/2015 12:29:30 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:
H.O. Rich

336 DEER LANE
VINCENT AL 35178

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifteen Thousand And 00/100 Dollars (\$15,000.00) to the undersigned, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by 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 H.O. Rich, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real estate, situated in the County of Shelby and State of Alabama, to wit:

SW 1/4, NW 1/4, Section 27, Township 19 South, Range 2 East, commence at the SE corner of the above said 1/4-1/4 Section and in a Westerly direction along the South line of said 1/4-1/4 Section, run a distance of 1038.52 feet to the point of beginning; thence continue along the same said course for a distance of 195.67 feet; thence turn an angle of 90 degrees to the right for distance of 76.66 feet; thence turn an angle of 90 degrees to the right for a distance of 195.67 feet; thence turn an angle of 90 degrees to the right for a distance of 76.66 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 Richard Fair and Catherine Fair as recorded in Instrument # 1998-30146.
4. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
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 No. 20140923000299070, 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 03/23/2015
State of Alabama
Deed Tax: \$15.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20
day of February, 2015.

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

By Caliber Home Loans, Inc., as Attorney in Fact

By: Robin Hoskins

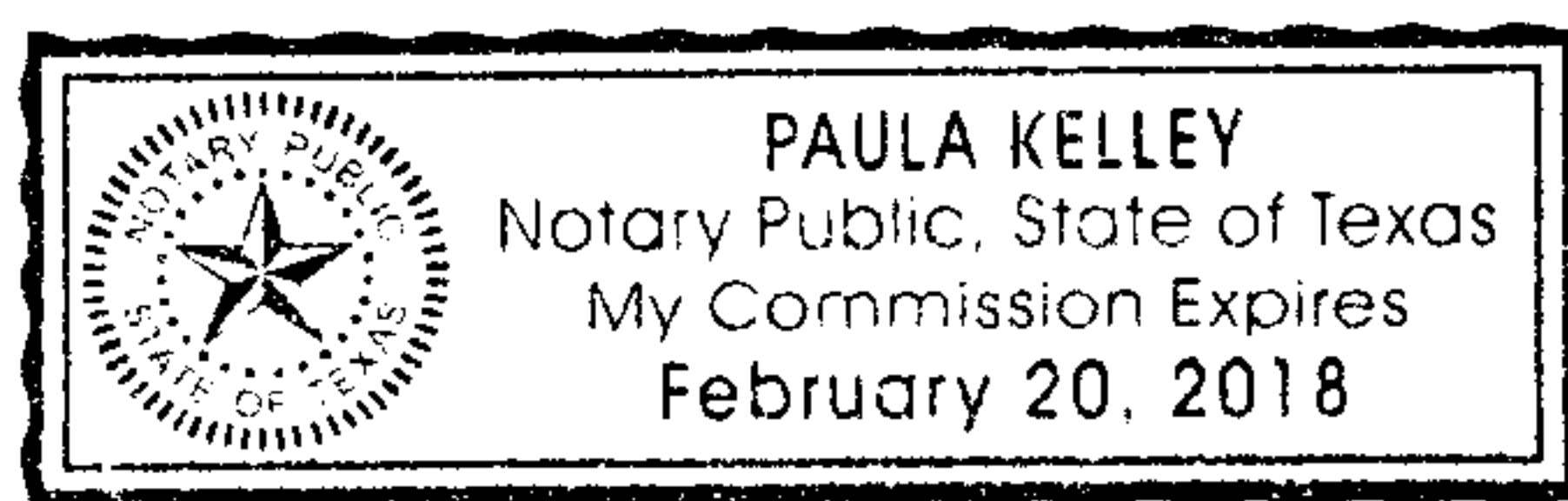
Its Authorized Signator

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 Signator of 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 20 day of February, 2015.



Paula Kelley
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2014-001891

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 H.O. Rich

Mailing Address 336 DEER LANE
VINCENT AL 35178

Property Address 196 Sunset Dr
Harpersville, AL 35078

Date of Sale 03/20/2015
Total Purchase Price \$15,000.00

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 03/20/2015

☐ Unattested

(verified by)

Print

Sign

H.O. Rich

Heshel Rich

(Grantor/Grantee/Owner/Agent) circle one

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