

Reli Settlement Solutions, LLC  
3595 Grandview Parkway  
Suite 600  
Birmingham, Alabama 35243


BHM1500177

AFTER RECORDING RETURN TO:  
MMREM TITLE, LLC  
1199 S. BELTLINE ROAD, SUITE 105  
COPPELL, TX 75019  
File No. 9802263187

MAIL TAX STATEMENTS TO:  
**Tony R Turner and Cheryl D Turner**  
6352 Letson Farm Trl  
Bessemer, AL 35022

This document prepared by:  
GEORGE VAUGHN, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
7166343405

Tax ID No.: 03-9-29-0-002-111.000

  
20150501000144010 1/6 \$47.00  
Shelby Cnty Judge of Probate, AL  
05/01/2015 02:37:14 PM FILED/CERT

#### SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 24 day of April, 2015, by and between **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of C/O CALIBER HOME LOANS, INC., 6031 CONNECTION DRIVE, SUITE 100, IRVING, TX 75039 hereinafter referred to as Grantor(s) and **Tony R Turner and Cheryl D Turner**, a mailing address of 6352 Letson Farm Trl, Bessemer, AL 35022, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of THREE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 (\$355,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

\$337,250.00 of the consideration was paid from the proceeds of a mortgage loan.  
Prior instrument reference: DOCUMENT NO. 20140717000218470, Recorded: 07/17/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Shelby County, AL 05/01/2015  
State of Alabama  
Deed Tax: \$18.00

Tax ID No.: 03-9-29-0-002-111.000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 22 day of April, 2015.

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST BY  
CALIBER HOME LOANS, INC., AS ITS ATTORNEY-IN-FACT

BY: Paula Kelley  
PRINT NAME: Paula Kelley

TITLE: AUTHORIZED SIGNATORY

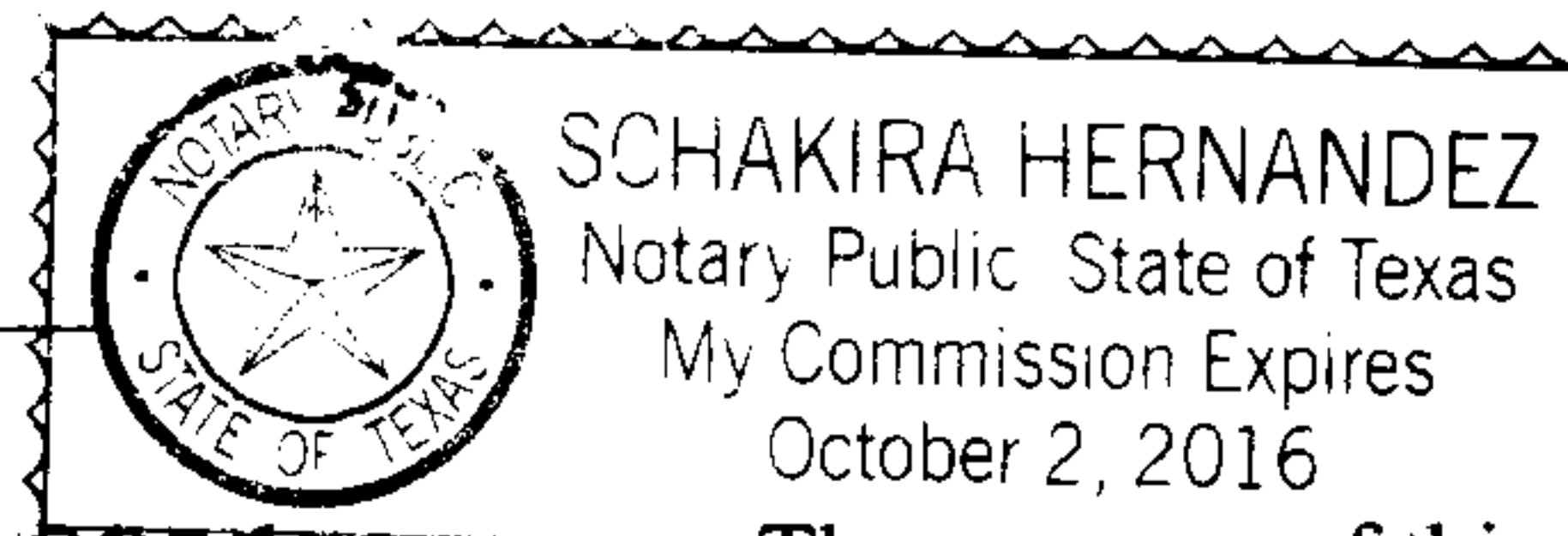
STATE OF TEXAS  
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Paula Kelley the authorized representative of CALIBER HOME LOANS, INC., AS ATTORNEY-IN-FACT FOR U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22 day of April, 2015

Schak  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.


  
20150501000144010 2/6 \$47.00  
Shelby Cnty Judge of Probate, AL  
05/01/2015 02:37:14 PM FILED/CERT


EXHIBIT A  
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,  
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 226 A, ACCORDING TO A RESURVEY OF LOT 155 AND LOT 226, BROOK HIGHLANDS,  
6TH SECTOR, 4TH PLACE, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 16,  
PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NUMBER 03-9-29-0-002-111.000

PROPERTY COMMONLY KNOWN AS: 4105 KESTEVEN DRIVE, BIRMINGHAM, AL 35242

  
20150501000144010 3/6 \$47.00  
Shelby Cnty Judge of Probate, AL  
05/01/2015 02:37:14 PM FILED/CERT



**CERTIFICATE OF EXEMPTION OF SELLER**

SELLER: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST

Property Address: 4105 KESTEVEN DRIVE, BIRMINGHAM, AL 35242

**INSTRUCTIONS:**

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, Code of Alabama 1975. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the affidavit of seller unless the buyer knows or should know, based on the knowledge of buyer at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on the affidavit of seller. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

☐ The property being sold is the principal residence of seller within the meaning of Section 121 of the Internal Revenue Code.

☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

☐ The seller or buyer is a subdivision, agency or authority of the United States of America or the State of Alabama.

☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.

☐ The seller or buyer is a private mortgage insurance company.

☒ **The purchase price of the property is less than \$300,000.00.**

☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.

☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.

☐ The seller is an insurance company which pays to Alabama a tax on its premium income.

☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes. A deferred Section 1031 exchange will qualify for this exemption only if the seller agrees for the qualified intermediary to remit withholding due in the event that monies remain after the deferral period.

☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).



20150501000144010 4/6 \$47.00  
Shelby Cnty Judge of Probate, AL  
05/01/2015 02:37:14 PM FILED/CERT

Under penalties of perjury, I swear that the above information is, to the best of my knowledge and belief, true, correct, and complete.

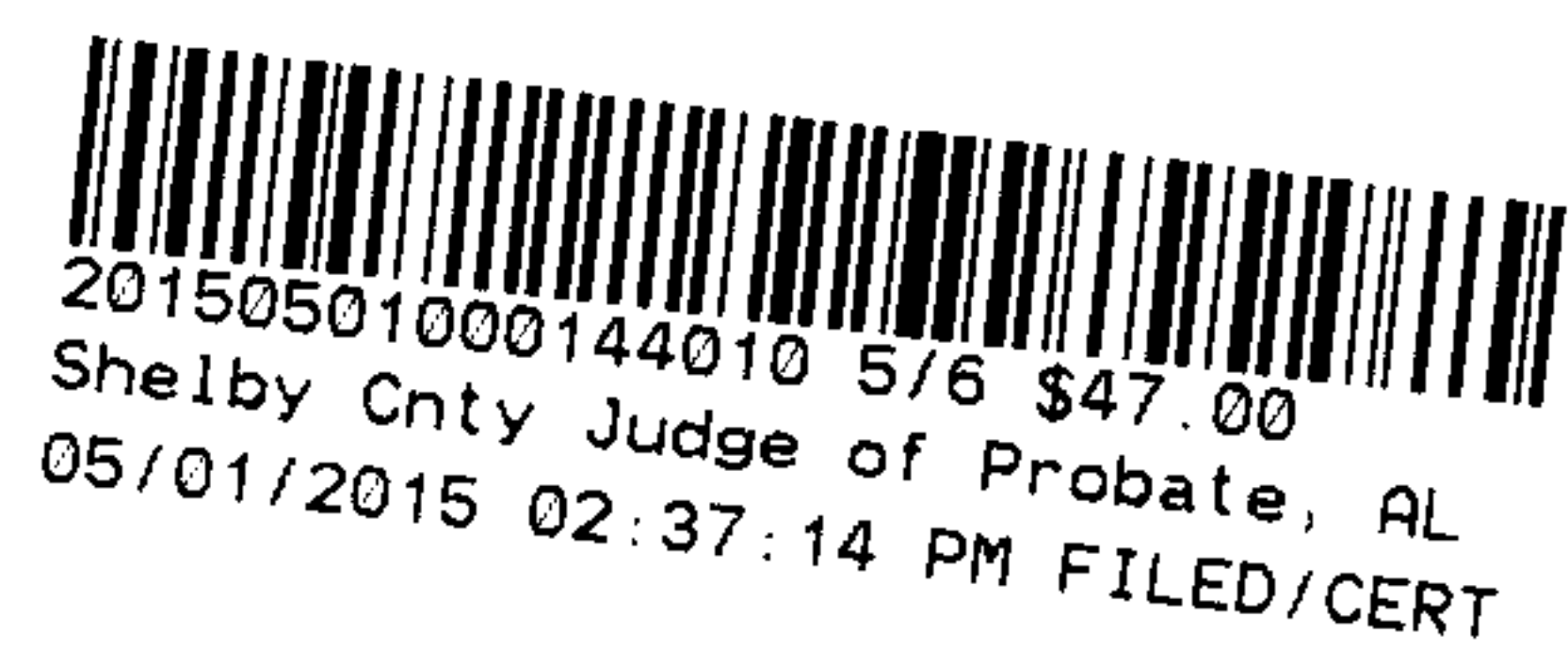
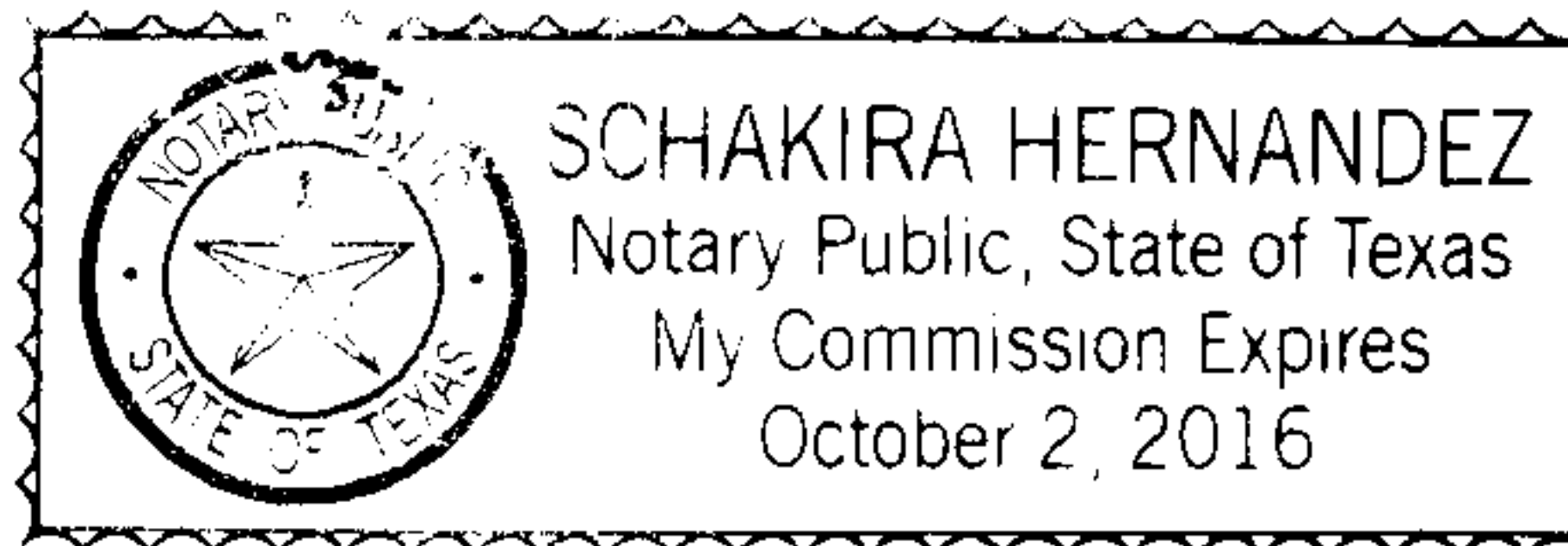
Dated: 4/22/15

Paula Kelley Authorized Signatory  
Signature of Seller (and Title, if applicable)

STATE OF TEXAS  
COUNTY OF DALLAS

Sworn to before me this 22 day of April, 2015 by  
Paula Kelley

Schakira  
Notary Public  
My Commission Expires: \_\_\_\_\_





## 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.  
Mailing Address 6031 CONNECTION DRIVE  
SUITE 100  
IRVING, TX 75039

Grantee's Name Tony R Turner and Cheryl D Turner  
Mailing Address 6352 Letson Farm Trl  
Bessemer, AL 35022

Property Address 4105 KESTEVEN DRIVE  
BIRMINGHAM, AL 35242

Date of Sale April 24, 2015  
Total Purchase Price \$355,000.00

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



20150501000144010 6/6 \$47.00  
Shelby Cnty Judge of Probate, AL  
05/01/2015 02:37:14 PM FILED/CERT

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 4/22/15

Print Paula Kelley Authorized Signatory

Unattested

(verified by)

Sign

Paula Kelley

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**