

20150520000168050
05/20/2015 03:54:09 PM
DEEDS 1/3

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

Send Tax Notice to:
John B. Rudolph, Jr.
10 Clubview Dr.
Mountain Brook, AL 35223

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Five Thousand And 00/100 Dollars (\$65,000.00) 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 John B. Rudolph, Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Woodland Hills, as recorded in Map Book 5 at Page 90 in the Probate Office of 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. 35-foot minimum building setback line as reserved and shown on recorded map.
4. Restrictive covenant as recorded in Volume 31, Page 490 and Volume 18, Page 441.
5. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land
6. Restrictions as shown on recorded plat.
7. 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 20141112000355830, in the Probate Office of Shelby County, Alabama.

\$65,000.00 consideration paid in cash.

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 _____ day of May, 2015.

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

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

By: Paula Kelley
Its Paula Kelley Authorized Signatory

STATE OF TEXAS

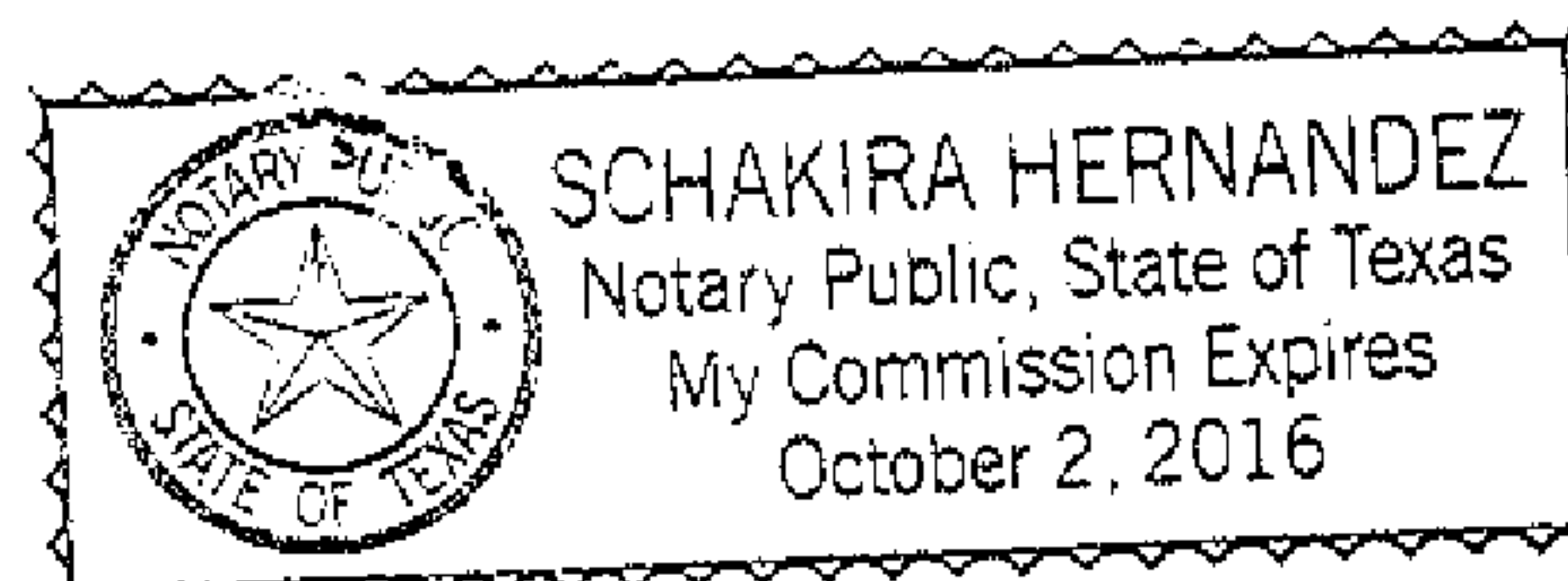
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula Kelley, whose name as Authorized Signatory 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 7 day of May, 2015.

Sc
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2015-000399



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 and LSF8 MASTER
PARTICIPATION TRUST

Grantee's Name JOHN B. RUDULPH, JR.

Mailing Address 3701 REGENT BLVD #200
IRVING, TX 75063

Mailing Address 10 CLUBVIEW DR.
MOUNTAIN BROOK, AL 35223

Property Address 101 OAK STREET
MAYLENE, AL 35114

Date of Sale May 15, 2015

Total Purchase Price \$65,000.00

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 May 15, 2015

Print Malcolm S. McLeod

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/20/2015 03:54:09 PM
\$85.00 DEBBIE
20150520000168050

**My Commission Expires
March 8th, 2018**

(Signature)