



20150710000233170 1/3 \$91.00
Shelby Cnty Judge of Probate, AL
07/10/2015 10:22:36 AM 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:
Conrex Residential Property Group
2013-1 LLC

3 Curdes St
Charleson SC 29401

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Seven Thousand Six Hundred And 00/100 Dollars (\$67,600.00) to the undersigned, U.S. Bank N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alta-A Trust, Mortgage Pass-Through Certificates, Series 2006-3, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 Conrex Residential Property Group 2013-1 LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 2 according to the Survey of Meadow Green Subdivision as recorded in Map Book 6, Page 59, Shelby County, Alabama Records.

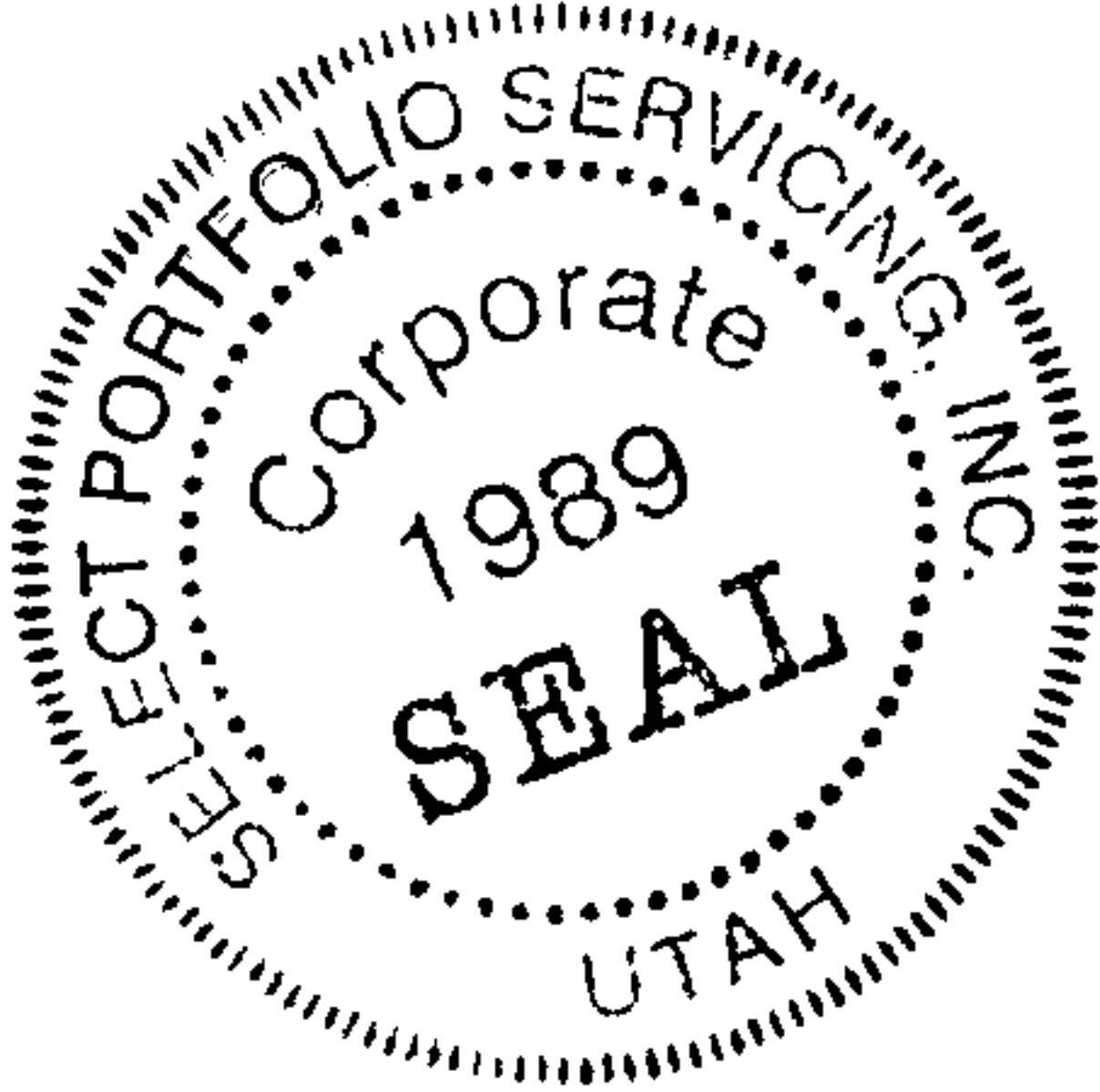
Subject to:

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 Deed Book 87, Page 277, Deed Book 136, Page 355, Deed Book 301, Page 435 and Deed Book 295, Page 609.
4. Easement/right-of-way to South Central Bell as recorded in Deed Book 298, Page 288.
5. Restrictive covenant as recorded in Deed Book 294, Page 709 and Misc. Book 14, Page 819.
6. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
7. 35-foot minimum building setback line as reserved and shown on recorded map.
8. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
9. Restrictions as shown on recorded plat.
10. 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. 20150504000146000, 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17 day of June, 2015.



U.S. Bank N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alta-A Trust, Mortgage Pass-Through Certificates, Series 2006-3

By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact

By: Paul Douglas 17 June 2015
Its Paul Douglas, Doc. Control Officer



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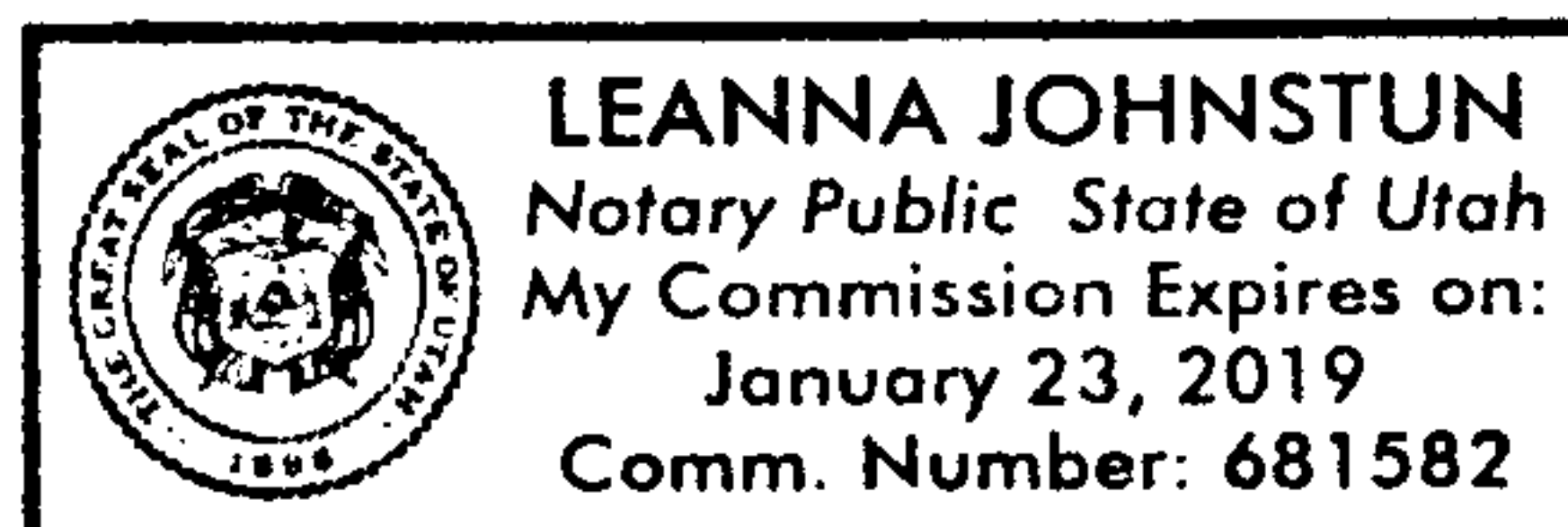
STATE OF Utah
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Douglas, Doc. Control Officer, whose name as Paul Douglas of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank N.A., as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns Alta-A Trust, Mortgage Pass-Through Certificates, Series 2006-3, 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 17 day of June, 2015.

Leanna Johnston
NOTARY PUBLIC
My Commission expires: 1-23-19
AFFIX SEAL

2015-000901



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name US Bank NA
Mailing Address 3815 S. West Temple
Salt Lake City UT
84115

Grantee's Name Unex Residential
Mailing Address Property Group
3 Cordes St


Property Address 201 Meadowgreen Pr
Montevallo AL
35115

Date of Sale 7-6-15
Total Purchase Price \$ 67800.00
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


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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 _____

Print April Smith

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1