

Prepared By and Return To:
LandCastle Title, LLC
One Independence Plaza, Suite 416
Birmingham, AL 35209

Order No.: AL052-1500107PR

Send Property Tax Notice to:

Janet Gill
1208 Klein Rd
Harpersville, AL 35078

SPECIAL WARRANTY DEED



20150902000306160 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/02/2015 09:47:04 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Twenty-Seven Thousand Five Hundred And No/100 Dollars (\$27,500.00) cash in hand paid to **U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust** (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Janet Gill** (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Parcel 1: Beginning at an iron stake eighty two (82) feet East of the Northeast corner of the Northwest 1/4 of the Southwest 1/4 Section 11, Township 19, Range 2 East, run a southwesterly direction one hundred and twenty five (125) feet; thence East one hundred fifty (150) feet to marginal line of Coosa Valley Highway; thence a northeasterly direction one hundred twenty five (125) feet along said highway to an iron stake land line; thence West along said land line one hundred and fifty (150) to point of beginning being in the Northwest corner of the Northeast 1/4 of Southwest 1/4 Section 11, Township 19 Range 2 East, Shelby County, Alabama. Bounded on the North by land of Oscar Southern on the West and South by land of H.G. Duck and on the East by Coosa Valley Highway.

Parcel II: One (1) lot 50 feet wide x 230 feet long fronting on Alabama Highway No. 25 in the southwest corner of Southeast 1/4 of Northwest 1/4, Section 11, Township 19, Range 2 East, Shelby County, Alabama.

Source of Title: Foreclosure Deed recorded on March 4, 2015 as Instrument Number 20150304000066700.

The subject property is not the homestead of the Grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

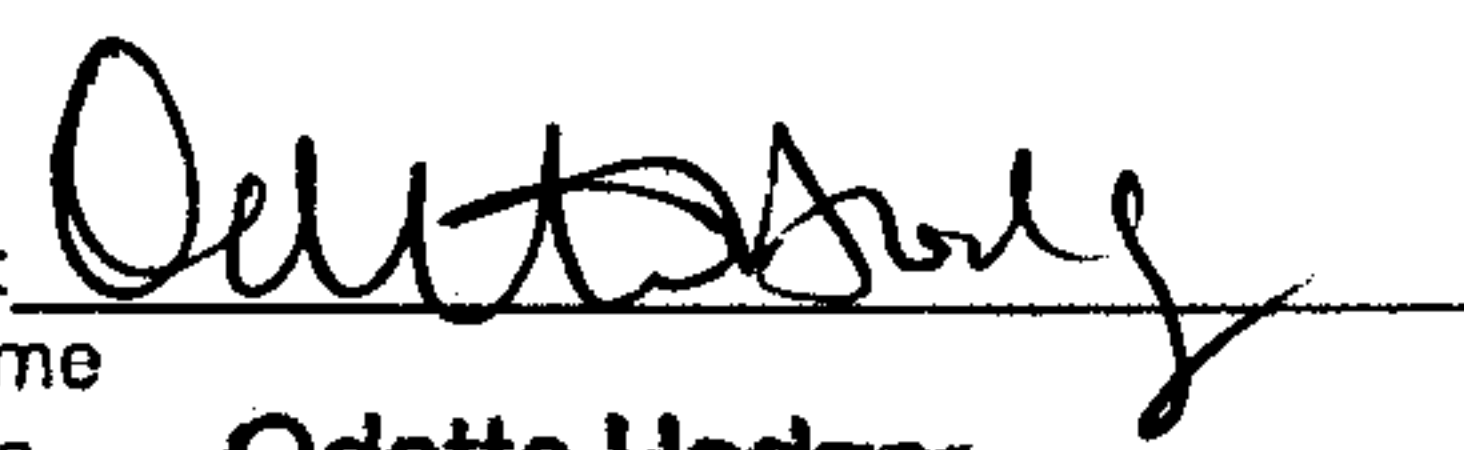
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded as Instrument Number 20150304000066700.

IN WITNESS WHEREOF, U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust has caused these presents to be executed in its name and on its behalf as aforesaid, on this the 14 day of Aug, 2015.

GRANTOR:

U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust
By: Caliber Home Loans, Inc., as Attorney in Fact

BY: 
Name
Title **Odette Hodges**
Authorized Signatory

Deed (Special Warranty - AL)
Servicer Loan No.:
Property Address: 125 Hwy 231
Vincent, AL 35178

AL052-1500107PR

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$27.50

State of Texas
County of Dallas



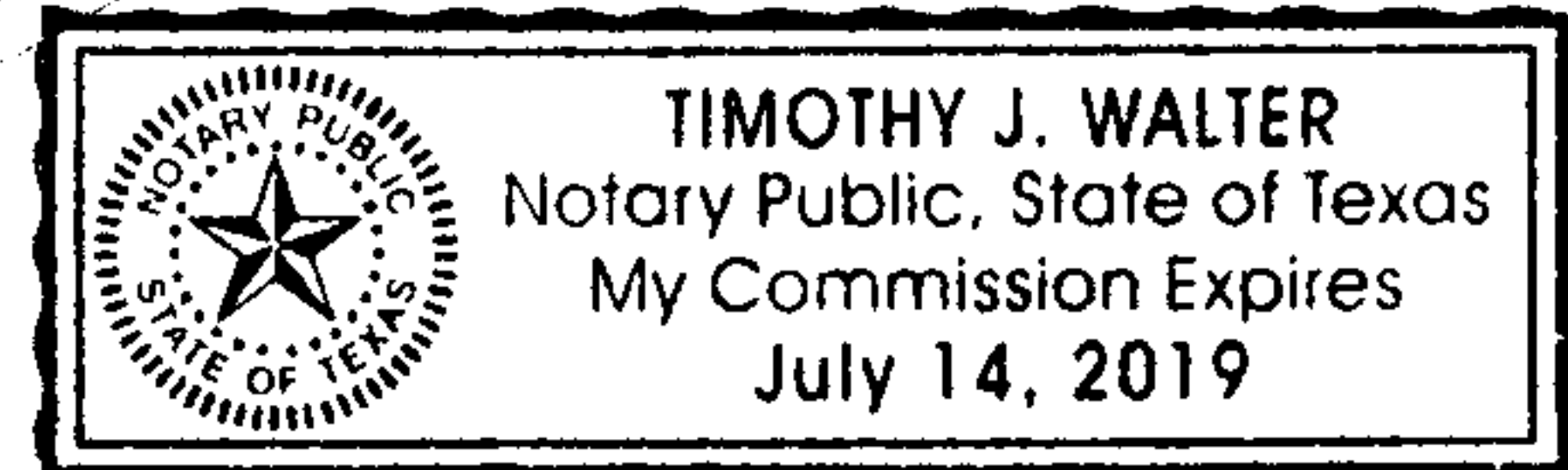
20150902000306160 2/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/02/2015 09:47:04 AM FILED/CERT

I, Timothy J. Walter, the undersigned authority, a Notary Public, in and for said County
in said State, hereby certify that Odette Hodges, ^{Authorized Signatory} of Caliber
Home Loans, Inc., whose name as Attorney-in-Fact for U.S. Bank Trust, N.A. as Trustee for LSF9 Master
Participation Trust, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of
identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she,
in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the
act of said corporation.

Given under my hand and official seal this the 1st day of Aug, 2015

Notary Public
My Commission Expires:

[Notary Seal]



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
LSF9 Master Participation Trust

Mailing Address 1 Independence Plaza
Birmingham AL 35209

Property Address 125 Highway 231
Vincent, AL 35178

Grantee's Name Janet Gill
x 1208 Klein Rd

Mailing Address Harpersville AL 35078

Date of Sale August 28, 2015
Total Purchase Price \$27,500.00

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



20150902000306160 3/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/02/2015 09:47:04 AM 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 of 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 August 28, 2015

Print Janet Gill

Unattested

Sign Janet Gill

(verified by)

(Grantor/Grantee/Owner/Agent) circle one