

Prepared by: <b>McCalla Raymer, LLC</b> <b>Closing Department</b> 1544 Old Alabama Road Roswell, GA 30076	Send Property Tax Notice to: 216 Saratoga Lane Calera, AL 35040
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**SPECIAL WARRANTY DEED**



20150929000339430 1/3 \$92.50  
 Shelby Cnty Judge of Probate, AL  
 09/29/2015 11:04:48 AM FILED/CERT

State of Alabama  
 County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **U.S Bank National Association, as Trustee for Terwin Mortgage Trust 2004-19HE, Asset-Backed Certificates, Series 2004-19HE** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Conrex Residential Property Group 2013 1 LLC** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the survey of a final plat of the Cottages of Saratoga Phase 1, as recorded in Map Book 31, Page 114, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

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

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 03/19/2015 IN INSTRUMENT # 20150407000110080, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Shelby County, AL 09/29/2015  
 State of Alabama  
 Deed Tax: \$72.50

Property Address: 216 Saratoga Lane, Calera, AL  
 35040  
 PID#: 35-1-11-0-003-005.000  
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IN WITNESS WHEREOF, U.S Bank National Association, as Trustee for Terwin Mortgage Trust 2004-19HE, Asset-Backed Certificates, Series 2004-19HE who is authorized to execute this conveyance, has hereto set its signature and seal, on this \_\_\_\_ day of \_\_\_\_\_.

Jeff Harnish, Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC

U.S Bank National Association, as Trustee for  
Terwin Mortgage Trust 2004-19HE,  
Asset-Backed Certificates, Series 2004-19HE  
By: \_\_\_\_\_ (SEAL)  
Name:  
Title:  
Attested: \_\_\_\_\_ (SEAL)  
Name:  
Title: **George Roth, Second Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC**

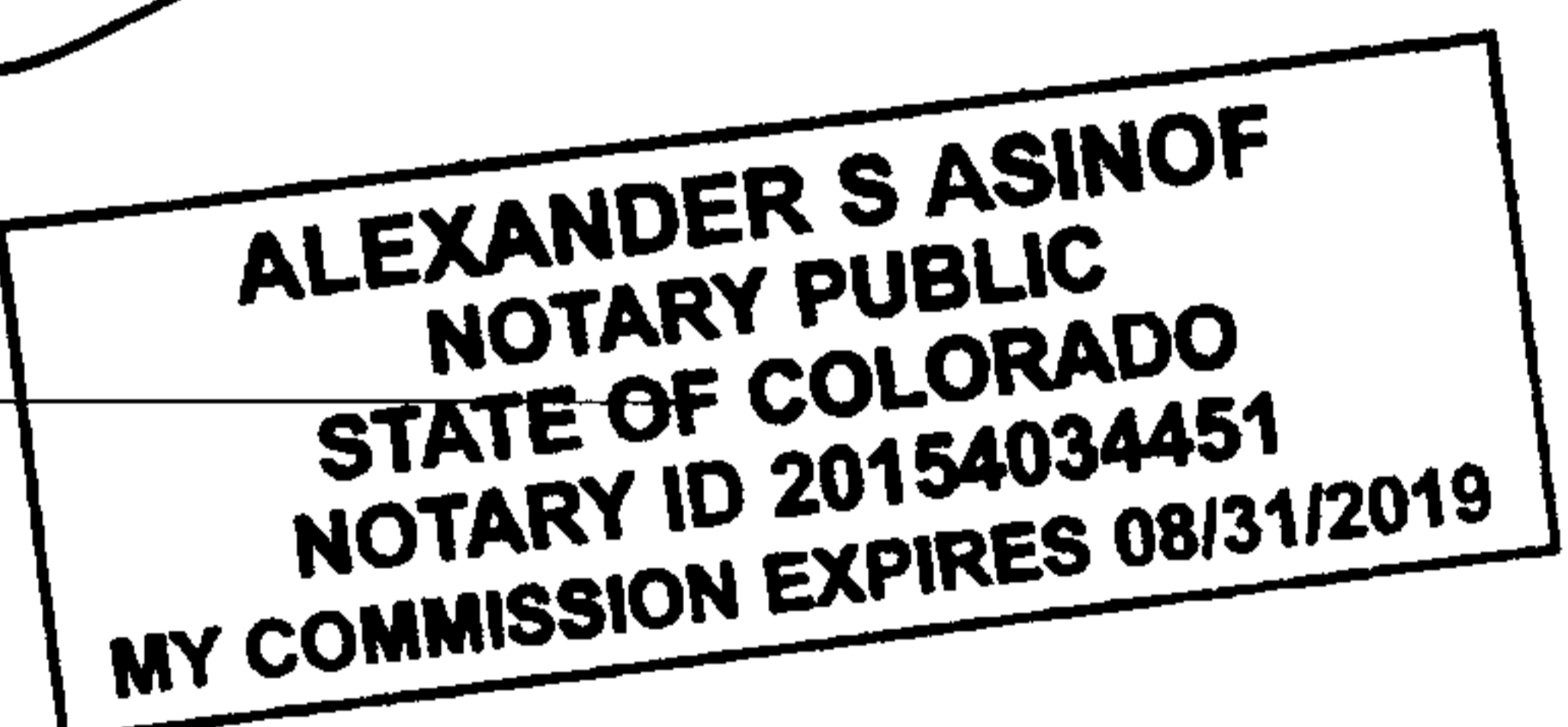
State of **COLORADO**  
County of **DOUGLAS**

I, **Alexander Asinof** the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that **Jeff Harnish** whose name as **AVP** of U.S Bank National Association, as Trustee for Terwin Mortgage Trust 2004-19HE, Asset-Backed Certificates, Series 2004-19HE, 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 with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the **17** day of **Sept**, **2015**.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_



# Real Estate Sales Validation Form

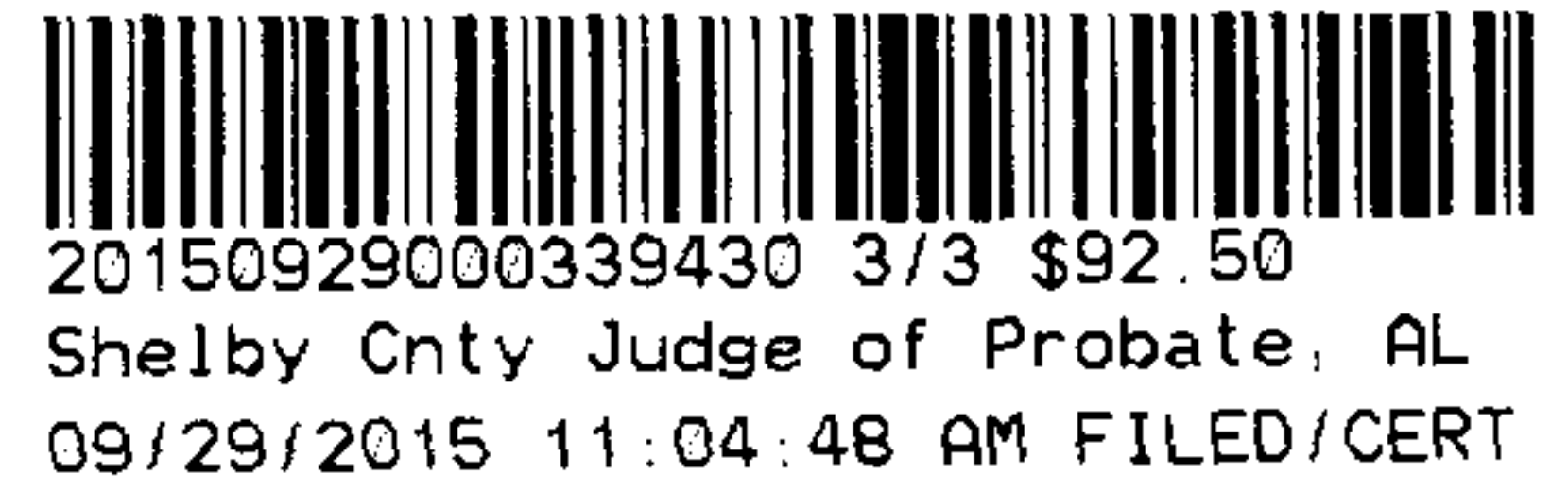
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1,

Grantor's Name US Bank National  
Mailing Address ASSO...  
8742 Lucent Blvd #300  
Highlands Ranch, CO 80129

Grantee's Name Corex Residential  
Mailing Address PROPERTY - GROUP 203110  
3 Cordell's Street  
Charleston, SC 29401

Property Address 2110 Saratoga Hill  
Calera, AL 35040

Date of Sale 9-25-15  
Total Purchase Price \$ 72,400.00  
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 9-25-15

Print LaCosta Gaston

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1