

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

20151023000370980 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
10/23/2015 02:41:07 PM 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:
Juan Hernandez

113 Brook Hollow Way
Pelham, AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty Thousand And 00/100 Dollars (\$30,000.00) to the undersigned, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation, 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 Juan Hernandez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Map of Canterbury Estates as recorded in Map Book 12, Page 96, 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Volume 141, Page 325, Deed Volume 165, Page 539, Deed Volume 179, Page 86 and Deed Volume 232, Page 370.
5. Restrictions as shown on recorded plat.
6. 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 # 20150202000035250, 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 October, 2015.

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

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

By

[Signature]
Authorized Signatory

Its

Odette Hodges

Texas

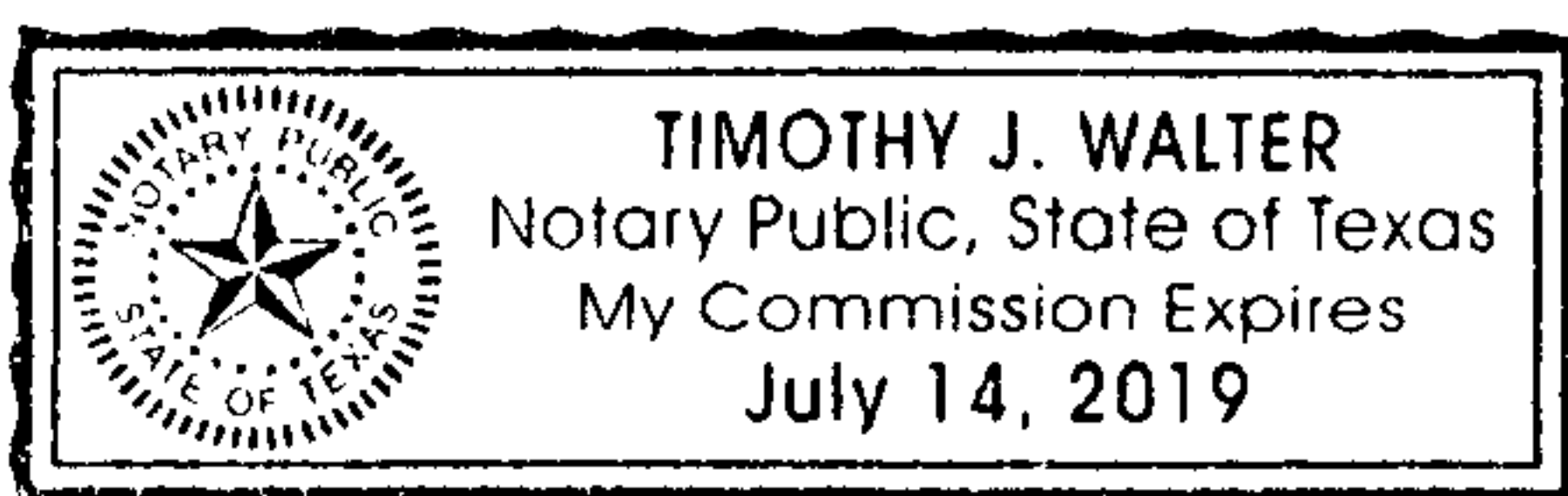
STATE OF _____

Dallas

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Odette Hodges, 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, 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 October, 2015.



[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2015-000387

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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 NA, Trustee
for LSF8 Master Participation by Caliber Home
Loans, Inc.

Grantee's Name: Juan Hernandez

Mailing Address: 2311 Highland Ave S
Birmingham, AL 35205

Mailing Address: 113 Brook Hollow Way
Pelham, AL 35124

Property Address: 171 Oxford Circle
Montevallo, AL 35115

County: Shelby

Date of Sale: 10/19/2015
Total Purchase Price: \$30,000.00
or

Actual Value: \$ n/a
or

Assessor's Market Value: \$ n/a

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).

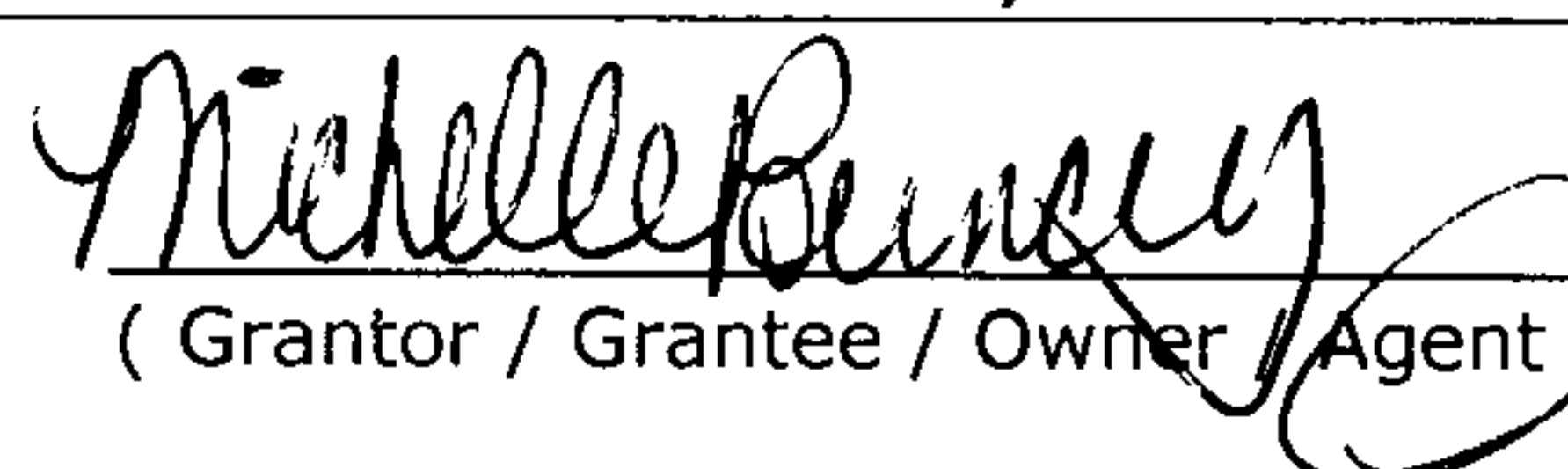
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 10/19/2015

Print: Michelle Pouncey

☐ Unattested

Sign


(Grantor / Grantee / Owner / Agent) Circle One



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Form RT-1