

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

Send Tax Notice to:  
Randal D. Chandler  
Erin T. Chandler  
234 Lake Forest Way  
Maylene, AL 35114

(also the property address)

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Fifty-Five Thousand And 00/100 Dollars (\$255,000.00)\*to the undersigned, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Caliber Home Loans, Inc., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Randal D. Chandler, and Erin T. Chandler, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

\*(as evidenced by the closing statement)

The following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 224 according to the Survey of Lake Forest Second Sector as recorded in Map Book 26, Page 142, 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 Grantees herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument # 2000-12080.
4. 35-foot minimum building setback line as reserved and shown on recorded map.
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 # 20150304000066600, in the Probate Office of Shelby County, Alabama.

\$ 250,381.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

\*\* (whose address is: 3701 Regent Blvd #200, Irving, TX 75063)

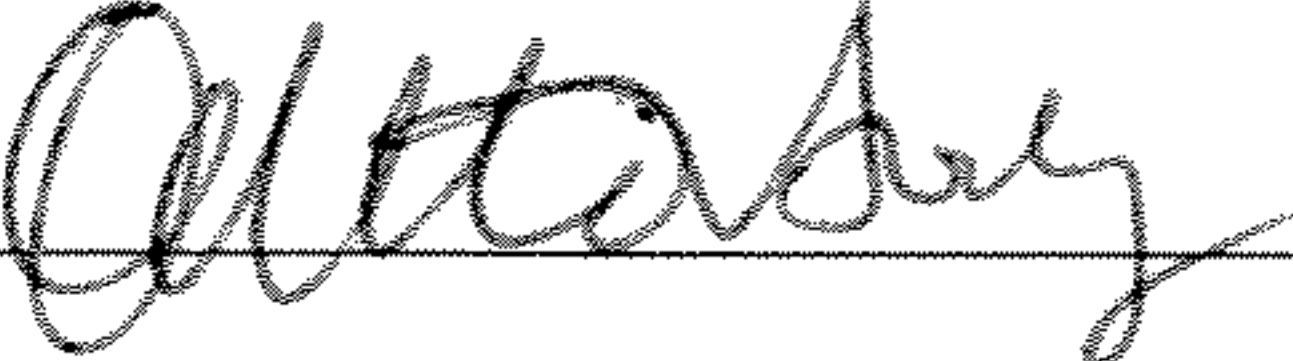
\*\*\* (whose address is the property address)



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19 day of October, 2015.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

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

By: 

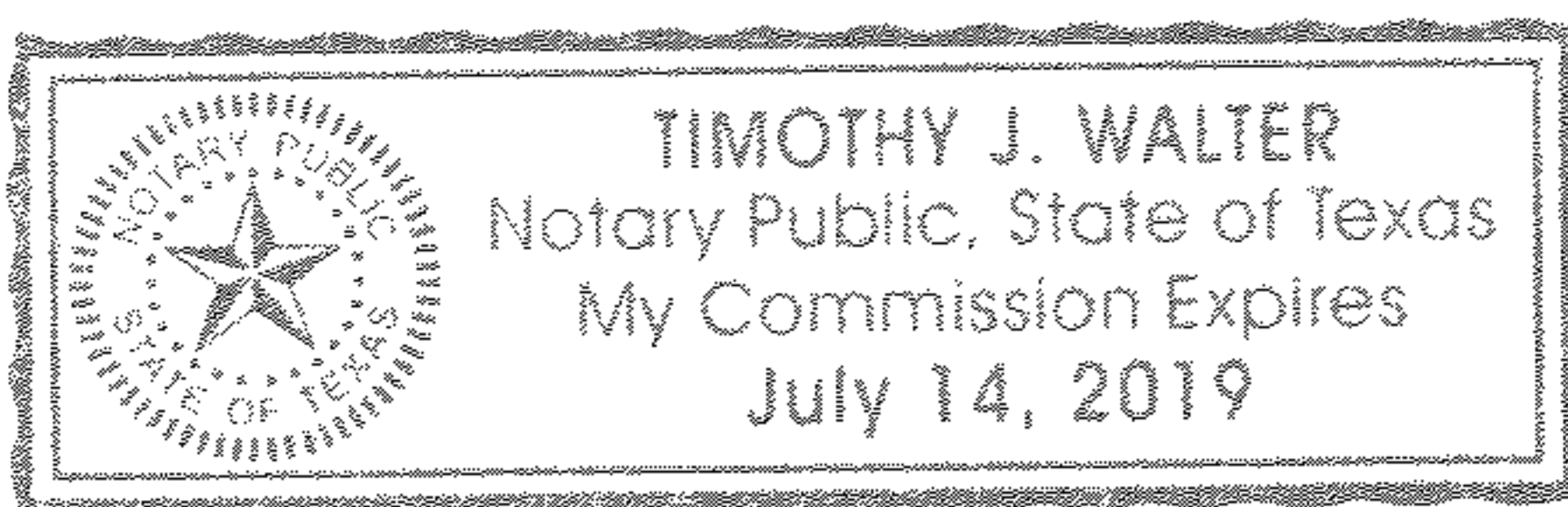
Its Odette Hodges Authorized Signatory


STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 LSF9 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 19 day of October, 2015.



  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2015-000455



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/13/2015 10:37:24 AM  
\$22.00 CHERRY  
20151113000393600

