

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

20151125000407170
11/25/2015 02:24:53 PM
DEEDS 1/3

Send Tax Notice to:
Brent M. Fielder
Angela W. Fielder

1424 Legacy Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Six Hundred Twenty Thousand And 00/100 Dollars (\$620,000.00) to the undersigned, US Bank National Association as Trustee for CMSI Remic Series 2005-01-REMIC Pass-Through Certificates Series 2005-01, by National Default REO Services, LLC, a Delaware Limited Liability Company, dba First American Asset Closing Services, a California Corporation, 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 Brent M. Fielder, and Angela W. Fielder, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 863, according to the Survey of Greystone Legacy, 8th Sector, Phase I, as recorded in Map Book 31, Page 14 A, B and C, 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 Grantees herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument #1999-50995 and amended in Instrument #20070810000376920.
4. Articles of Incorporation of Greystone Legacy Homeowner's Association, Inc. recorded in Instrument #1999-50982 and Instrument #20061113000554900.
5. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Greystone Legacy Declaration of Covenants, Conditions and Restrictions dated as of December 1, 1999, which has been recorded as Instrument No. 1999-50995 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), which has been amended by (i) First Amendment thereto dated February 9, 2000 and recorded as Instrument No. 2000-04911 in said Probate Office, (ii) Second Amendment thereto dated September 28, 2000 and recorded as Instrument No. 2000-34390 in said Probate Office, (iii) Third Amendment thereto dated November 20, 2000 and recorded as Instrument No. 2000-40197 in said Probate Office, (iv) Fourth Amendment thereto dated April 26, 2001 and recorded as Instrument No. 2001-16407 in said Probate Office, (v) Fifth Amendment thereto dated November 7, 2001 and recorded as Instrument No. 2001-48193 in said Probate Office, (vi) Sixth Amendment thereto dated August 22, 2002 and recorded as Instrument No. 20020823000401390 in said Probate Office and (vii) Seventh Amendment thereto dated as of September 30, 2002 and recorded as Instrument No. 20021003000479580 in said Probate Office, (viii) Eighth Amendment thereto dated as of February 20, 2003 and recorded as Instrument No. 20030220000107790 in said Probate Office, (ix) Ninth Amendment thereto dated as of April 24, 2003 and recorded as Instrument No. 20030424000253400 in said Probate Office, (x) Tenth Amendment thereto dated as of May 7, 2003 and recorded as Instrument No. 20030507000283000 in said Probate Office, (xi) Eleventh Amendment thereto dated as of October 23, 2003 and recorded as Instrument No. 20031023000711510 in said Probate Office, (xii) Twelfth Amendment thereto dated as of October 31, 2003 and recorded as Instrument No. 20031105000735500 in said Probate Office, (xiii) Thirteenth Amendment thereto dated as of January 23, 2004 and recorded as Instrument No. 20040129000047160 in said Probate Office, (xiv) Fourteenth Amendment thereto dated as of May 21, 2004 and recorded as Instrument No. 20040521000271310 in said Probate Office and (xv) Fifteenth Amendment thereto dated September 27, 2004 and recorded as Instrument No. 20040927000532560 and (xvi) Sixteenth Amendment thereto date 10-13-2006 and recorded in Instrument #20061013000509240.
7. Restrictions as shown on recorded plat.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 2 day of November, 2015.

US Bank National Association as Trustee for CMSI Remic Series 2005-01-
REMIC Pass-Through Certificates Series 2005-01

By CitiMortgage, Inc., as Attorney in Fact

By: *nm*

Its Nicholas Murphree
Assistant Vice President

STATE OF *Texas*

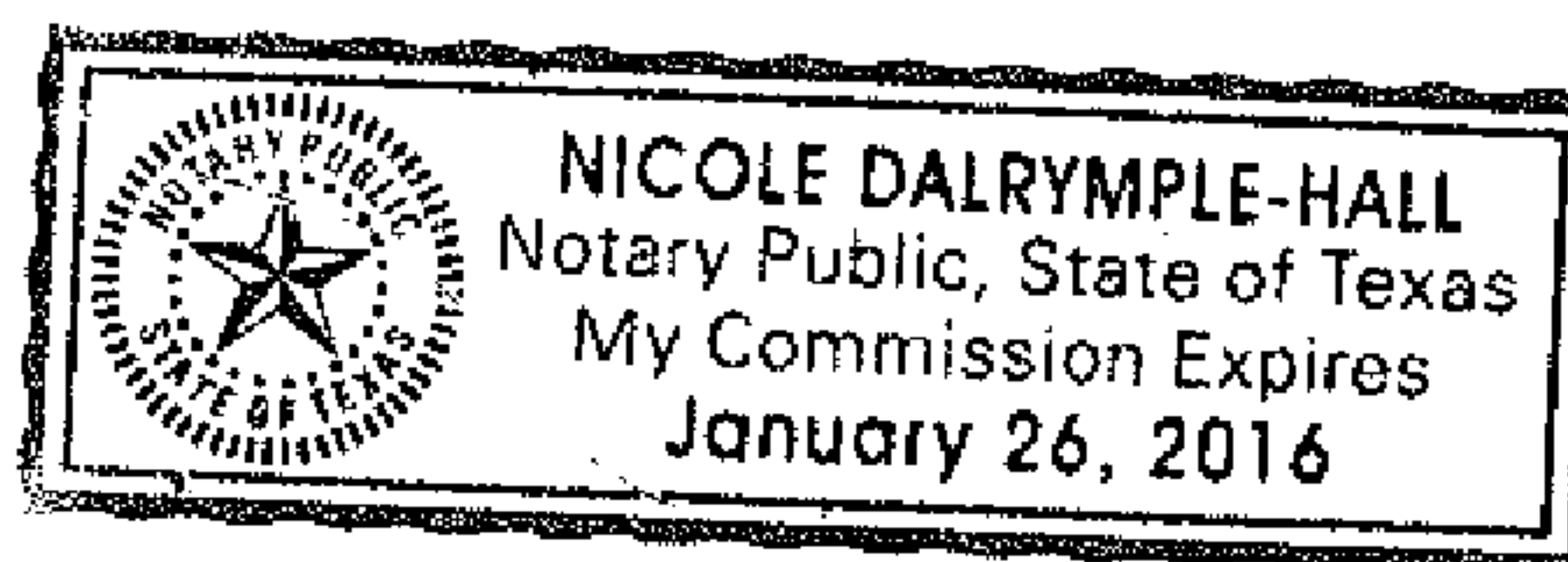
COUNTY OF *Dallas*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Nicholas Murphree*
whose name as *A.V.P.* of CitiMortgage, Inc., as Attorney in Fact for US Bank National Association as
Trustee for CMSI Remic Series 2005-01-REMIC Pass-Through Certificates Series 2005-01, 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 2 day of November, 2015.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2015-000028



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, N.A. as Trustee
Mailing Address 1000 Technology Drive
MS 387
O'Fallon, MO 63368

Grantee's Name Brent M. Fielder
Mailing Address Angela W. Fielder
1424 Legacy Drive
Birmingham, AL 35242

Property Address 1424 Legacy Drive
Birmingham, AL 35242

Date of Sale 11/23/15
Total Purchase Price \$ 620,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20151125000407170

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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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 11/25/15

Print Jeff W. Farmer

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/25/2015 02:24:53 PM
\$144.00 CHERRY
20151125000407170

Print Form

Form RT-1