

20151208000419690
12/08/2015 03:06:00 PM
DEEDS 1/3

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

Send Tax Notice to:
Barry Kelly
Kimberly Ann Kelly
220 Forest Hill Circle
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Nine Thousand Two Hundred And 00/100 Dollars (\$109,200.00) to the undersigned, U. S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee successor by merger to Lasalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1., by Nationstar Mortgage, LLC, 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 Barry Kelly, and Kimberly Ann Kelly, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Forest Hills, 1st Sector, as recorded in Map Book 19, Page 46 A and B, in the Probate Office of Shelby County, Alabama; being situated in 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. 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 Real 148, Page 895.
5. Easement/right-of-way to South Central Bell as recorded in Real 149, Page 188.
6. Restrictive covenant as recorded in Instrument No. 1994-36372.
7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Restrictions as shown on recorded plat.
9. 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 No. 20150921000330270, in the Probate Office of Shelby County, Alabama.

\$ 80,000.00 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, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18 day of November, 2015.

U. S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee successor by merger to Lasalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1.

By Nationstar Mortgage, LLC, as Attorney in Fact

By: John Garber

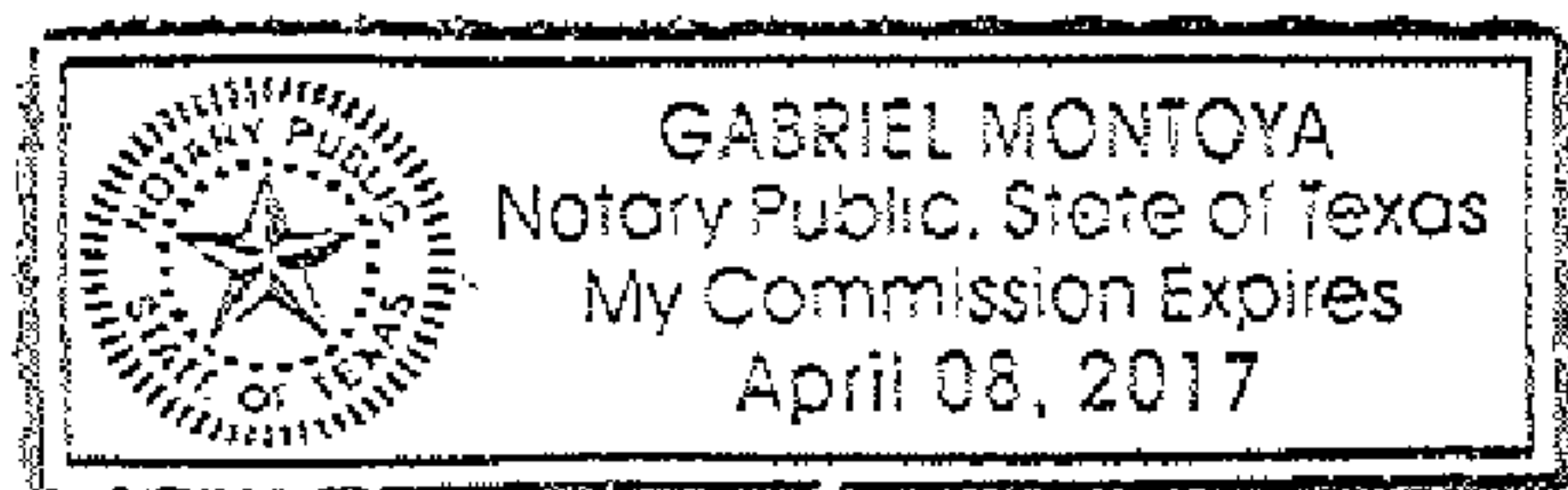
Its Assistant Secretary

STATE OF Texas

COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Garber, whose name as Assistant Secretary of Nationstar Mortgage, LLC, as Attorney in Fact for U. S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee successor by merger to Lasalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1., 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 18 day of November, 2015.



NOTARY PUBLIC

My Commission expires: 4/8/17

AFFIX SEAL

2015-001578

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 NATIONAL and ASSOCIATION (see addendum)

Grantee's Name BARRY KELLY and KIMBERLY ANN KELLY

Mailing Address _____

Mailing Address 220 FOREST HILL CIRCLE ALABASTER, AL 35007

Property Address 220 FOREST HILL CIRCLE ALABASTER, AL 35007

Date of Sale December 7, 2015

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Total Purchase Price \$109,200.00

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 December 7, 2015

Print Malcolm S. McLeod

☐ Unattested

(verified by) Sign _____

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Jr., Probate Judge,
County Clerk
Shelby County, AL
12/08/2015 03:06:00 PM
\$49.50 CHERRY
20151208000419690

James W. Fuhrmeister, Jr.