

20151216000429610 1/4 \$117.00
Shelby Cnty Judge of Probate, AL
12/16/2015 01:08:28 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:
William Stanley Roth Jr.

3663 ALTAQUEST DR. W.
BIRMINGHAM AL 35243

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Four Thousand And 00/100 Dollars (\$94,000.00) 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 Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William Stanley Roth Jr., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, Block 1, according to the survey of the Cahaba Valley Estates, Third Section, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate 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 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 Volume 277, page 640 and Deed Book 108, Page 378.
5. Easement/right-of-way to South Central Bell as recorded in Deed Book 277, Page 640 and Deed Book 276, Page 39.
6. Restrictive covenant as recorded in Book 2, page 224.
7. Easements, right 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. 2015080500270030, 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.

Shelby County, AL 12/16/2015
State of Alabama
Deed Tax: \$94.00

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7
day of December, 2015.

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

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

By: [Signature]

Its Odette Hodges Authorized Signatory

Texas

STATE OF _____

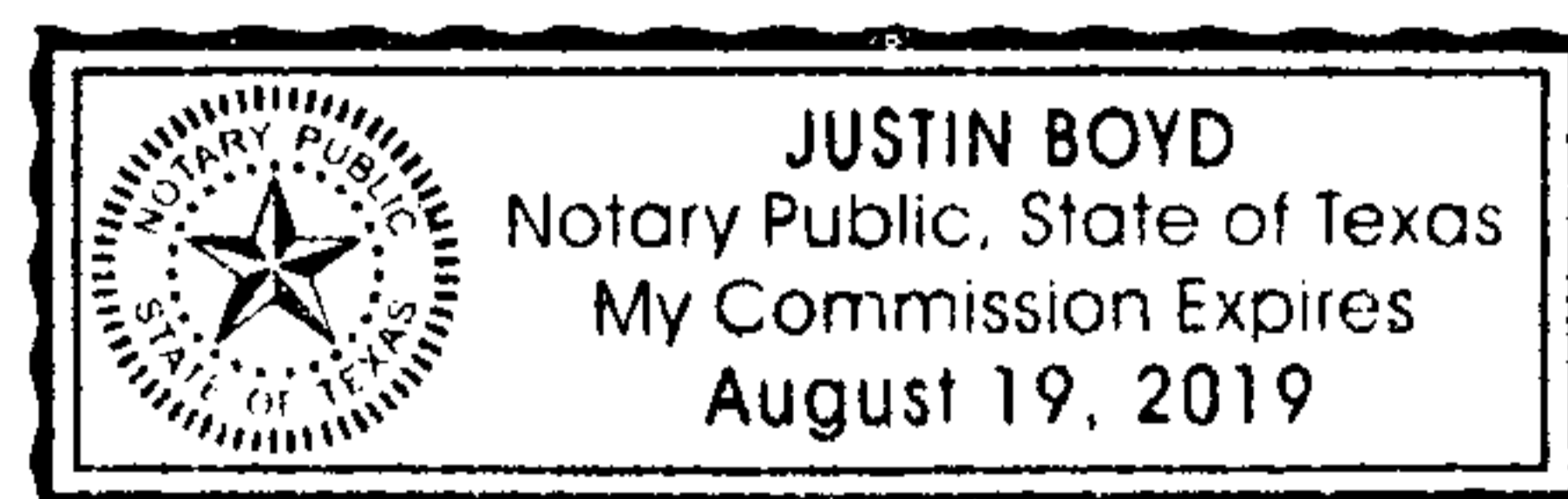
COUNTY OF Dallas

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 7 day of December, 2015.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL


2015-001332



WOOD INFESTATION REPORT WAIVER

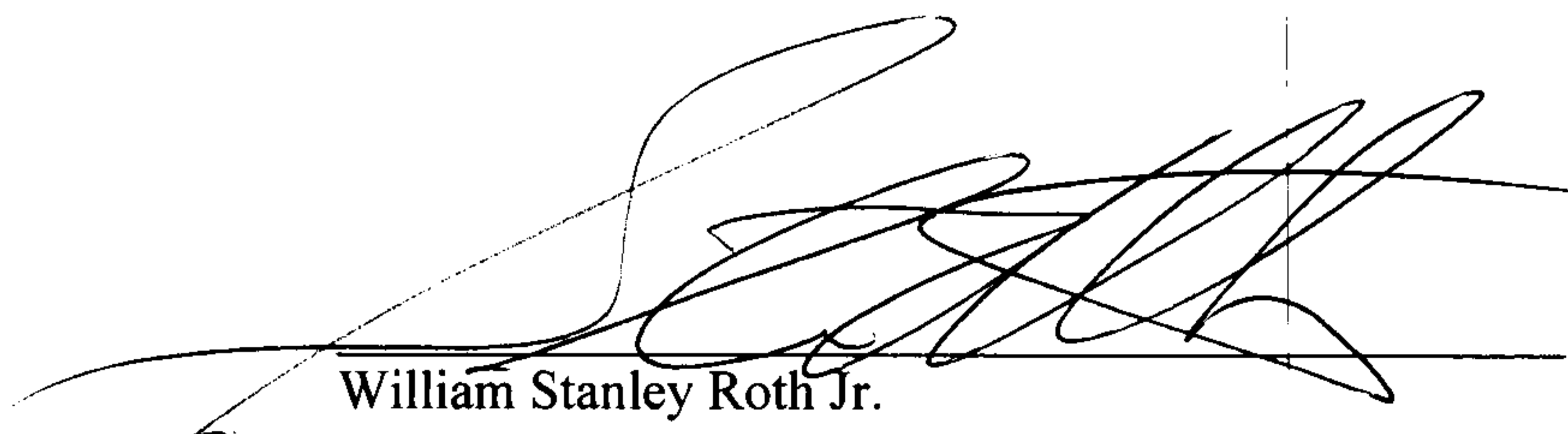
BORROWER: William Stanley Roth Jr.

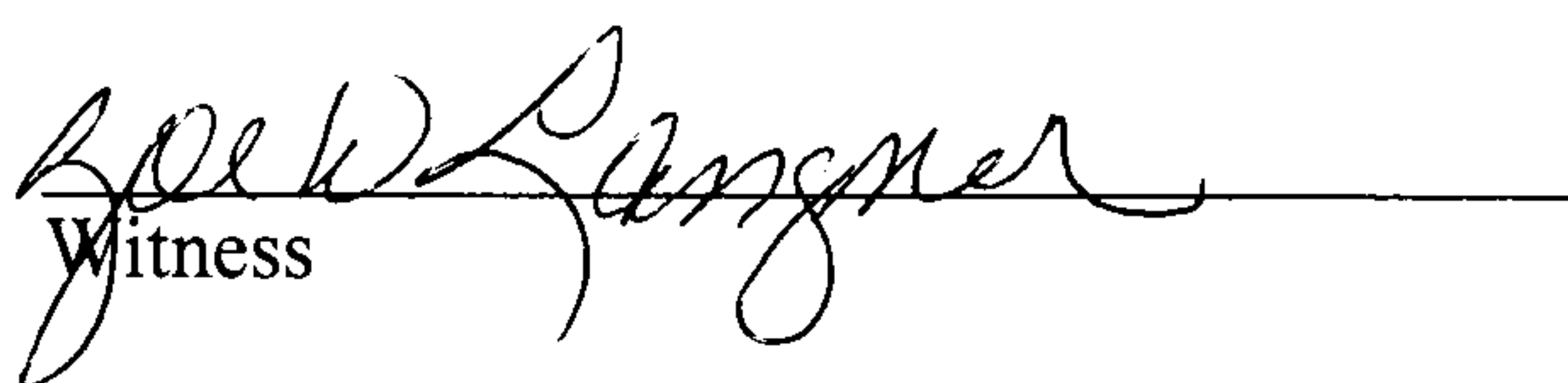
ADDRESS: 441 Wilderness Road, Pelham, AL 35124


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I, William Stanley Roth Jr., hereby waive the requirement to obtain a Wood Infestation Report as required under the terms of the contract to purchase (441 Wilderness Road, Pelham, AL 35124). I hereby hold harmless the Seller, U.S. Bank Trust N.A., as trustee for LSF9 Master Participation Trust, the law firm of Sirote & Permutt, P.C. and both the listing and selling agents from any claims of any type whatsoever which may have arisen from the findings of a review of said report.

Agreed to this the 15th day of December, 2015.


William Stanley Roth Jr.


Witness

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 N.A., as trustee
for LSF9 Master Participation
Trust
Mailing Address 3701 Regent Blvd #200, Irving, TX
75063

Grantee's Name William Stanley Roth Jr.

Mailing Address 3663 ALTACREST DR.
BIRMINGHAM AL
35243

Property Address 441 Wilderness Road
Pelham, AL 35124

Date of Sale 12/15/2015
Total Purchase Price \$94,000.00


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


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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 12/15/2015

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one