

Send Tax Notice To:  
David Blake Stephens  
Kayla Marie Stephens  
1233 Broken Bow Circle  
Alabaster, AL. 35007

20151218000431880  
12/18/2015 12:27:42 PM  
DEEDS 1/3

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Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF **One Hundred Five Thousand Nine Hundred and 00/100 Dollars(\$105,900.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **US Bank National Association, as trustee for Credit Suisse First Boston Mortgage Acceptance Corp., Mortgage Pass-through Certificates, Series 2005-12** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **David Blake Stephens and Kayla Marie Stephens** as joint tenants with rights of survivorship (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Lot 58, according to the survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95,  
in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **Instrument # 20121207000469460** of the Public Records of the  
**Judge of Probate** of **Shelby** County, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 09 day of November 2015.

Witness (If Applicable)

US Bank National Association, as trustee for  
Credit Suisse First Boston Mortgage  
Acceptance Corp., Mortgage Pass-through  
Certificates, Series 2005-12 by Wells Fargo  
Bank NA, as attorney in fact

By: Aziza S. Ahmed

Name: **Aziza S. Ahmed**

By: [Signature]

Name: Jeremy James Hardwick  
Its: VP Loan Documentation

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Bernardino )

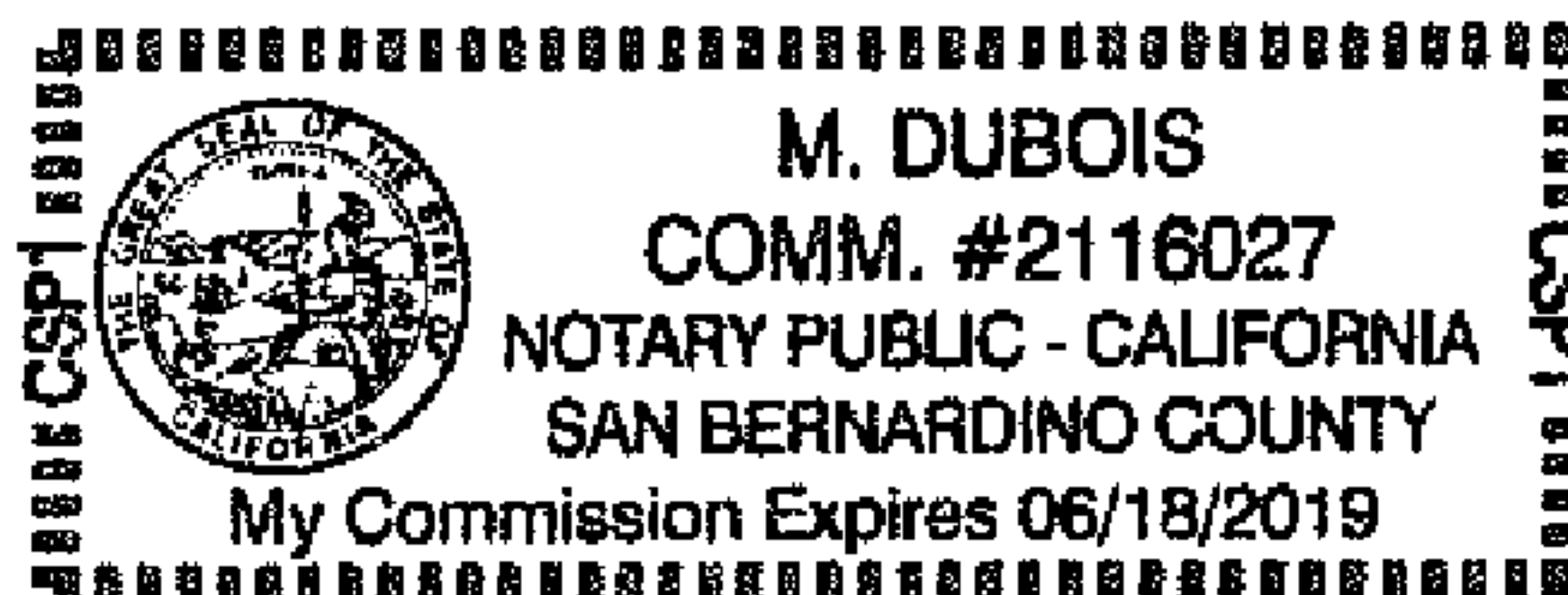
On November 09, 2015 before me, **M. Dubois** Notary public \_\_\_\_\_,  
personally appeared Jeremy James Hardwick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Dubois



(Seal)

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Prepared by: Sirote and Permutt  
2311 Highland Ave S  
Birmingham AL. 35205

2012-003346

Send future tax bills to:  
**David Blake Stephens**  
**Kayla Marie Stephens**  
**1233 Broken Bow Circle**  
**Alabaster, AL. 35007**

220-AL-V4

# 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 Association  
Mailing Address 8480 Stagecoach Circle  
Frederick, MD 21701

Grantee's Name Kayla M. Stephens  
Mailing Address David Blake Stephens  
1233 Broken Bow Circle  
Alabaster, AL 35007

Property Address 1233 Broken Bow Circle  
Alabaster, AL 35007

Date of Sale 12/17/15

Total Purchase Price \$ 105900.00

or  
Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/18/2015 12:27:42 PM  
\$21.00 DEBBIE  
20151218000431880



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

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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 12/17/15

Print Jeff W. Panmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1