
20160113000013110 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/13/2016 03:07:21 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:
Anthony Coffey
Valorie Coffey
440 Chesser Plantation Lane
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty-Five Thousand And 00/100 Dollars (\$165,000.00) 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 Anthony Coffey, and Valorie Coffey, (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 2, according to the Map and Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, Page 121 in the Office of the Judge of Probate 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 127, Page 317.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20030612000368390 and Instrument No. 20040910000506190.
5. Restrictive covenant as recorded in Instrument No. 2002030600010788 and Instrument No. 20040615000322690 and amended in Instrument No. 20070515000227970.
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 Document 20150610000194520, in the Probate Office of Shelby County, Alabama.

\$ 162,011 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 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: *Odette Hodges*

Its Odette Hodges Authorized Signatory

STATE OF Texas

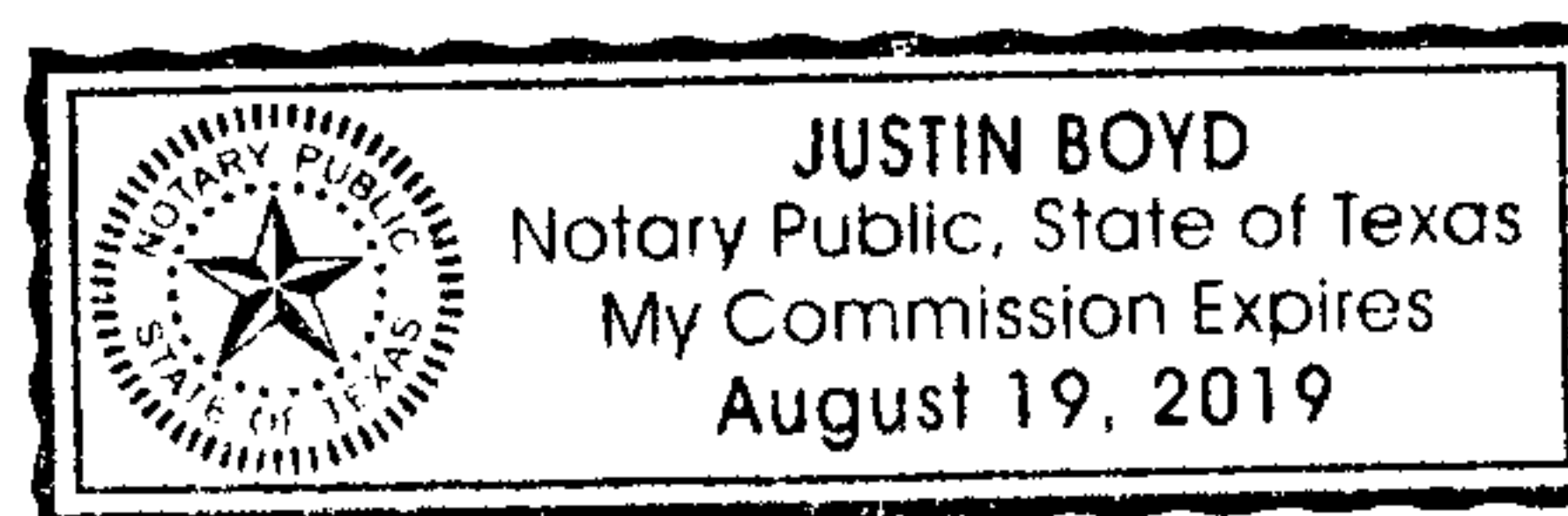
COUNTY OF Dallas


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 7 day of December, 2015.

Justin Boyd
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2015-001055




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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 Anthony Coffey
Valorie Coffey
Mailing Address 4310 Greenleaf Drive
Bessemer, AL 35023

Property Address 440 Chesser Plantation Lane
Chelsea, AL 35043

Date of Sale January 08, 2016
Total Purchase Price \$165,000.00

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

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 of 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 January 08, 2016

Unattested

(verified by)

Print William Patrick Cockrell
U.S. Bank Trust, N.A. as Trustee for LSF9 Master
Participation Trust

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1