

Send Tax Notice To:

Ali C. Standifer

217 Red Maple Drive Columbiana, AL 33051



20160125000024910 1/3 \$355.00
Shelby Cnty Judge of Probate, AL
01/25/2016 01:35:05 PM FILED/CERT

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STATE OF ALABAMA

COUNTY OF **Shelby**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$335,000.00 (Three Hundred Thirty Five Thousand Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **US Bank, National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Ali C. Standifer** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

Lot 15, according to the Survey of the Parc at Greystone, as recorded in Map Book 32, Page 42 A,B, and C, in the Probate Office of Shelby County, Alabama.

Prior instrument reference: **20150420000127750**, of the Public Records of the **Judge of Probate** of **Shelby** County, State of Alabama.

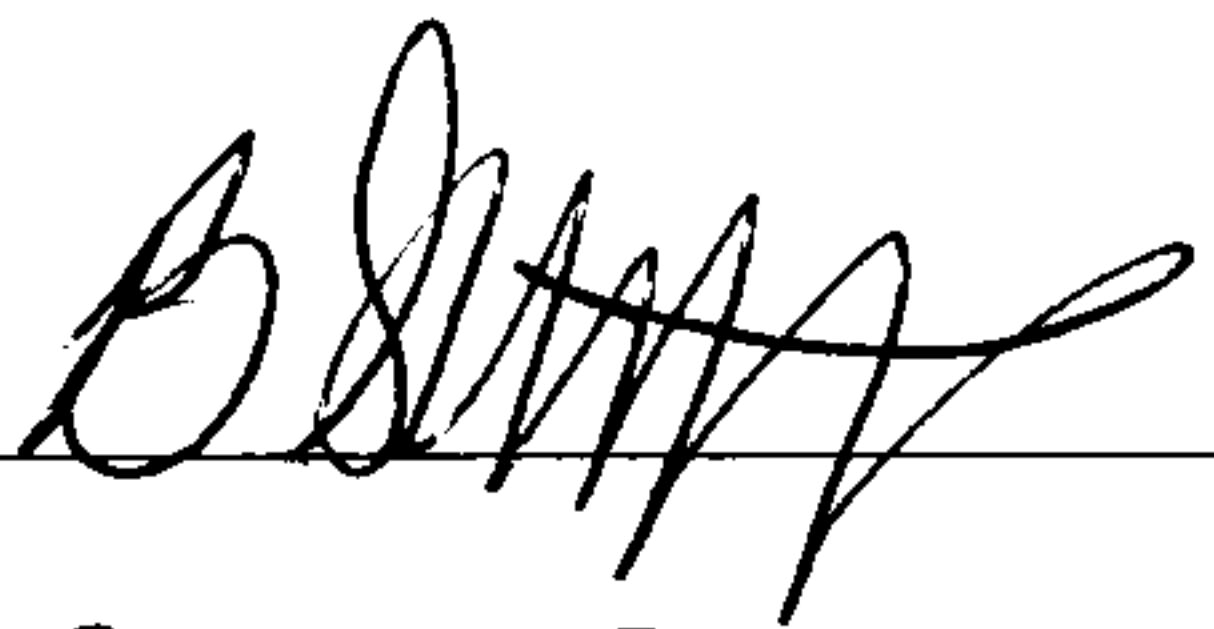
TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

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.

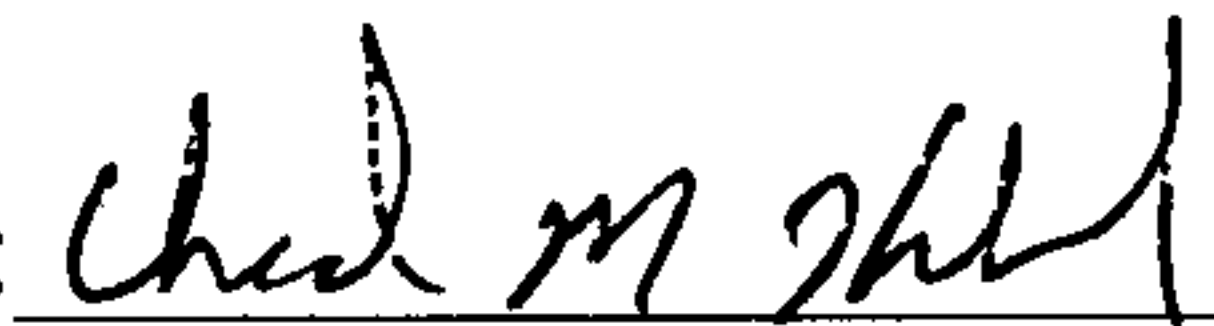
Executed on this **30th day of December, 2015.**

Witness (If Applicable)

**US Bank, National Association, as Trustee
for GSR Mortgage Loan Trust 2005-AR5,
by Wells Fargo Bank, NA who has been
appointed as Attorney-in-Fact**

By: 

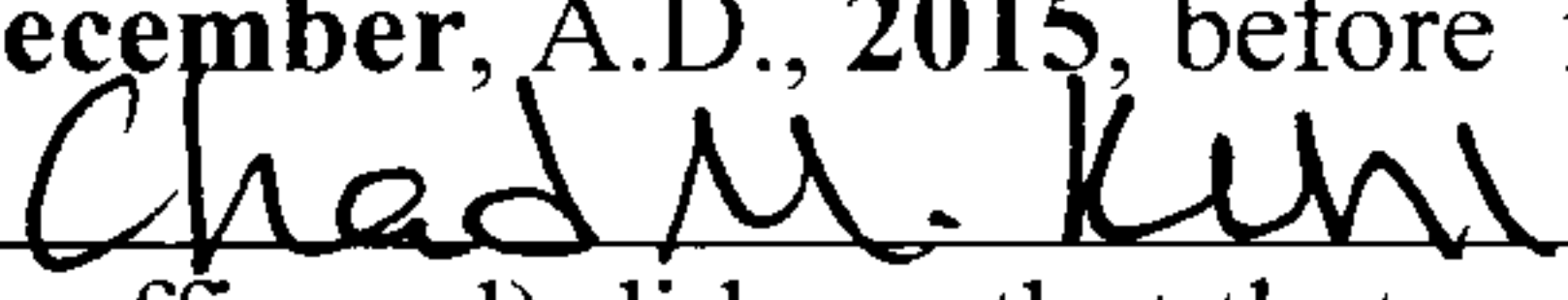
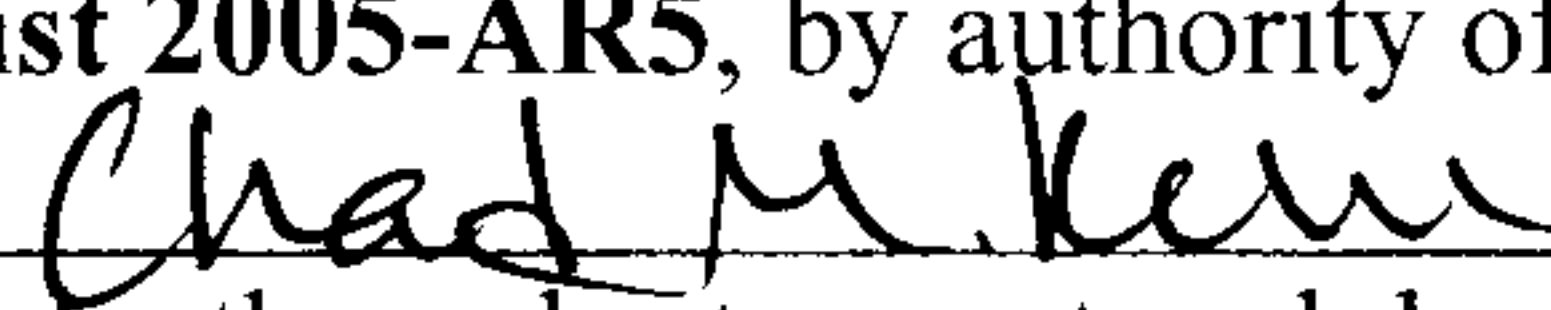
Name: Brittney Switzer

By:  12/30/15

Name: **Chad M. Kuhl**
Its: ~~Vice President Loan Documentation~~

State of Iowa

County Dallas

On this **30th** day of **December**, A.D., **2015**, before me, a Notary Public in and for said county, personally appeared , to me personally known, who being by me duly sworn (or affirmed) did say that that person is  (title) of said Wells Fargo Bank, N.A. as attorney in fact for **U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR5**, by authority of its board of (directors or trustees) and the said (officer's name)  acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

 (Signature)
Notary Public

 **AMANDA M LIND**
Commission Number 774842
My Commission Expires
September 17, 2018

Prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. Commitment Number: 15312363

Send future tax bills to:

Ali C. Standifer
217 Red Maple Drive Columbiana, AL 33051

220-AL-V4


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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, N.A. AS TRUSTEE FOR GSR
Mailing Address: 7200 Glen Forest Dr.
Suite 310,
Richmond, VA 23226-3768
Property Address 1524 GREYSTONE PARC CIR.
BIRMINGHAM, AL 35242

Grantee's Name ALI C. STANDIFER
Mailing Address: 1524 GREYSTONE PARC CIR.
BIRMINGHAM, AL 35242

Date of Sale: January 8, 2016
Total Purchaser Price \$335000.00

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

____ Appraisal

____ Sales Contract

____ Other _____

__x__ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 1/8/16

Print Ali C. Standifer

____ Unattested
(verified by)

Sign Ali C. Standifer
(Grantor/Grantee/Owner/Agent) circle one

