

SEND TAX NOTICE TO:
Feroz A. Devani and Dilshad F. Devani
1917 Arbor Court
Hoover, Alabama 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents: That in consideration of **Three Hundred Twenty Five Thousand Five Hundred and No/100 (\$325,500.00)** to the undersigned **U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates, Series 2004-12** (hereinafter referred to as "Grantor") by **Feroz A. Devani and Dilshad F. Devani** (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Final Plat of Arbor Hill Phase I as recorded in Map Book 31, Page 48 in the Probate Office of Shelby County, Alabama.

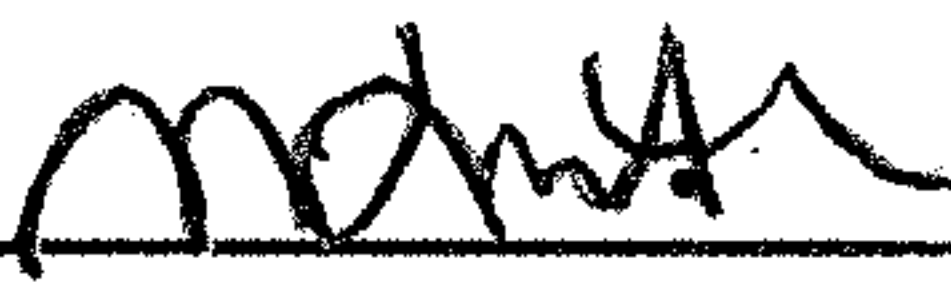
Subject to Easements, Restrictions and Rights of way of record.

Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated December 4, 2015 filed December 9, 2015 in Instrument No. 20151209000420560.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
4/10 day of February, 2016.

U.S. Bank National Association, as Trustee
for GSR Mortgage Loan Trust 2004-12
Mortgage Pass-Through Certificates, Series
2004-12
By: Nationstar Mortgage, LLC
Its: Attorney in Fact



Name: Mia Smith
Its: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

I, The Undersigned, a notary public, hereby certify that Mia Smith of
Nationstar Mortgage, LLC as Attorney in Fact for U.S. Bank National Association, as
Trustee for GSR Mortgage Loan Trust 2004-12, Mortgage Pass-Through Certificates Series
2004-12 whose name(s) is/are signed to the foregoing conveyance, and who is/are known to
me, acknowledged before me that, being informed of the contents of the conveyance, that
in his/her capacity as Attorney in fact, did executed the same voluntarily and acting within the
cope and power of said Power of Attorney, on the day the same bears date.

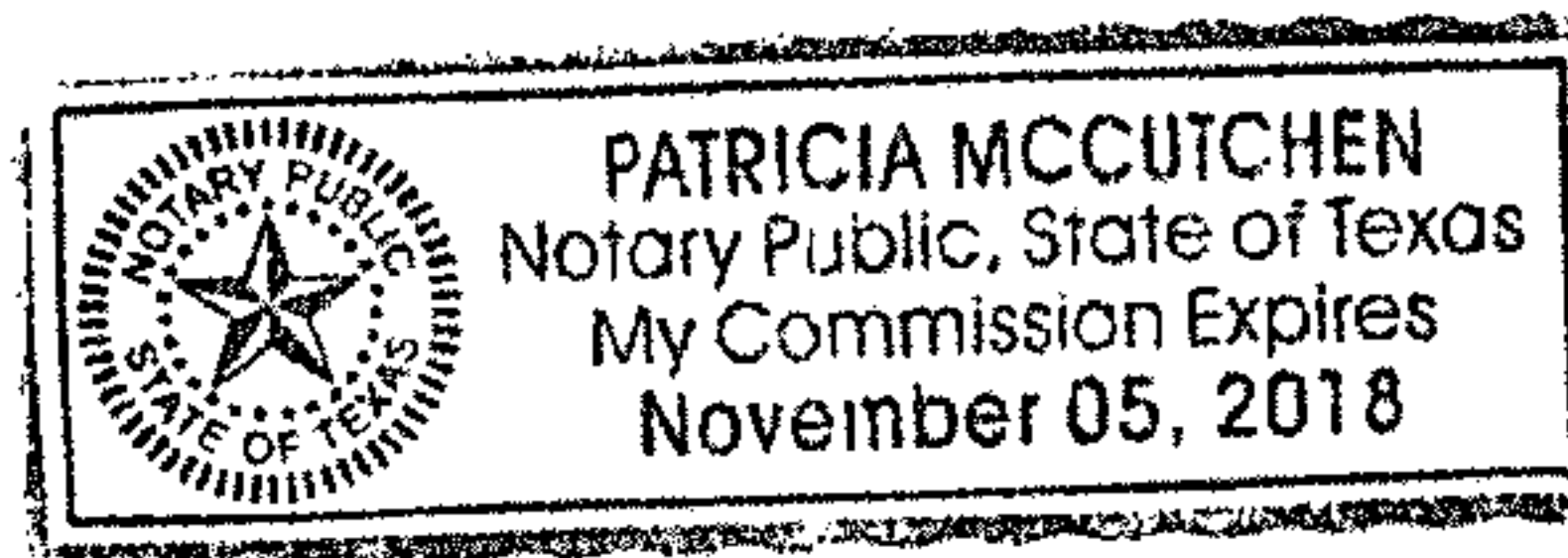
Dated this the 9 day of February, 2016.

Notary Public

My Commission Expires:

11.5.18

Prepared by: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Suite 205
Birmingham, Alabama 35216



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Deutsche Bank National Trust Company, as Trustee for GSR Mortgage Loan Trust 2004-12 Mortgage Pass-Through Certificates Series 2004-12 by Nationstar, Atty in Fact	Grantee's Name	Feroz A. Devani and Dilshad F. Devani
Mailing Address	8950 Cypress Waters Blvd Coppell, Texas 75019	Mailing Address	1917 Arbor Court Birmingham, AL 35244
Property Address	1913 Arbor Court Birmingham, AL 35244	Date of Sale	February <u>4</u> , 2016
		Total Purchase Price	\$325,500.00
		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
☐ 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 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).

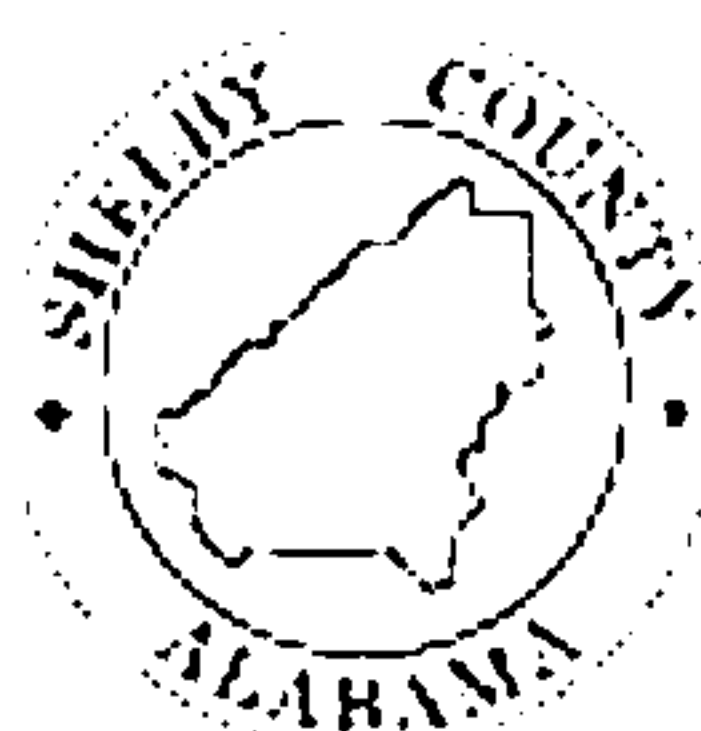
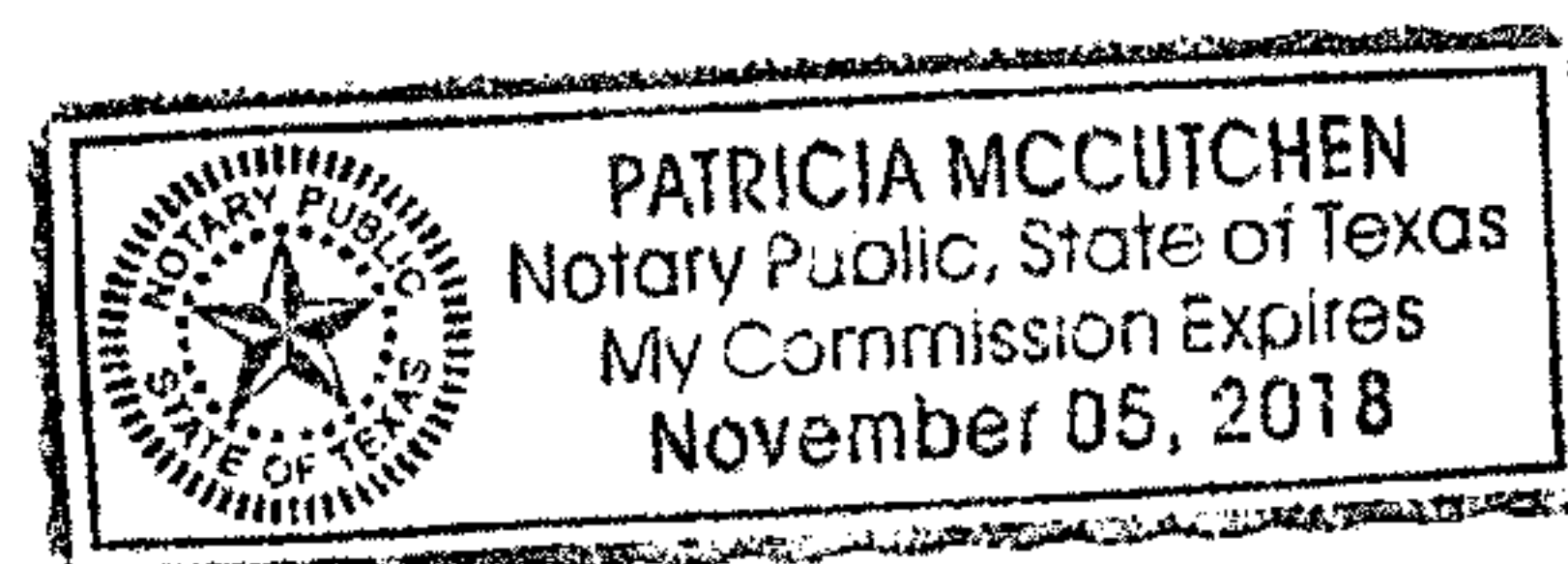
Date February 4, 2016

Unattested

(verified by)

Print Nationstar Mortgage, LLC as Attorney in Fact

Sign: [Signature]
Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2016 03:43:08 PM
\$102.00 CHERRY
20160323000093590

[Signature]