

20160330000100990
03/30/2016 07:55:59 AM
DEEDS 1/3

PEL1600049

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Juan Pablo Melendez

104 Glen Abbey Way
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Seven Thousand Five Hundred And 00/100 Dollars (\$147,500.00) to the undersigned, U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., 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 Juan Pablo Melendez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Weatherly Glen Abbey, Sector 12, as recorded in Map Book 18, Page 128, in the Probate Office 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. Easement/right-of-way to Alabama Power Company as recorded in Book 127, Page 410 and Book 194, Page 30.
4. Restrictive covenant as recorded in Instrument No. 1994-25694.
5. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Restrictions as shown on recorded plat.

\$ 144,827.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9
day of Feb 2016.



U.S. Bank National Association, as trustee for the holders of the
First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-
Through Certificates, Series 2006-FF10

By Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital
Corp., as Attorney in Fact

By: [Signature]
Its Chanthaly Many-Goldfarb
Document Control Officer

FEB 09 2016

STATE OF Utah

COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Chanthaly Many-Goldfarb, whose name as Document Control Officer of Select
Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for U.S. Bank
National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-
FF10 Mortgage Pass-Through Certificates, Series 2006-FF10, 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 9 day of Feb, 2016.

*Personally Known

[Signature]

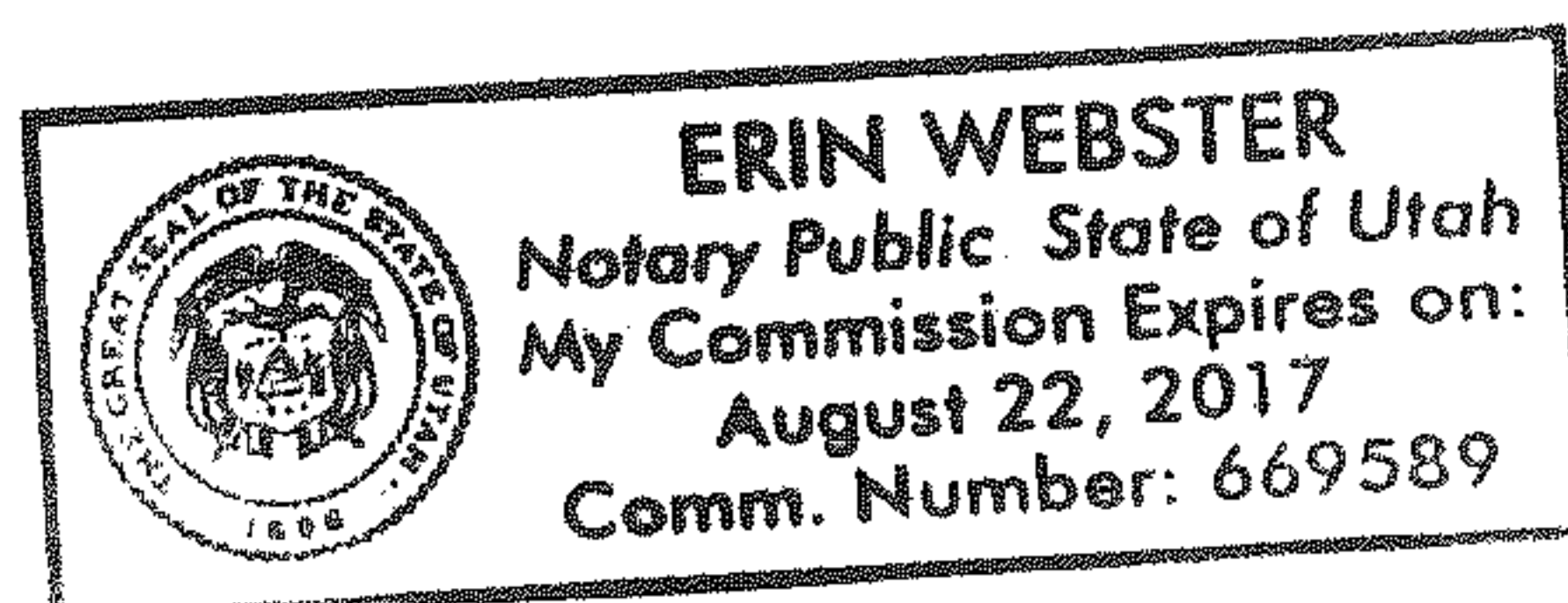
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

AUG 22 2017

2015-001514



Real Estate Sales Validation Form

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

Grantor's Name US BANK NATIONALMailing Address ASSOCIATION TRUSTEE
3815 S. WEST TEMPLE
SALT LAKE CITY, UT 84115Grantee's Name JUAN P. MELENDEZMailing Address 104 GLEN ABBEY WAY
ALABASTER, AL 35007Property Address 104 GLEN ABBEY WAY
ALABASTER, AL 35007Date of Sale 3-11-16Total Purchase Price \$ 147,500

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 3-11-16Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/30/2016 07:55:59 AM
\$23.00 CHERRY
20160330000100990

Form RT-1