

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

Send Tax Notice to:

Scott Kaak

Lori Kaak

4817 Caldwell Mill Lane  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty-Four Thousand And 00/100 Dollars (\$144,000.00) 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 Scott Kaak, and Lori Kaak, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32A, according to the Resurvey of Lots 31 and 32 Old Mill Trace, 2nd Sector, as recorded in Map Book 9, Page 15 in the Probate Office of Shelby County, Alabama, subject property is located in Shelby County.


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 Volume 353 Page 990.
4. Easement/right-of-way to South Central Bell as recorded in Volume 353 Pages 808 and 810.
5. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Articles of Incorporation of Old Mill Trace Homeowners Association in Book 29 Page 340 and Articles of Dissolution in Book 34 Page 929.
7. Restrictions as shown on recorded plat.
8. 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 Instrument No. 20151207000417110, in the Probate Office of Shelby County, Alabama.

\$ 141,391 - 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, their heirs and assigns, forever.

  
20160602000188890 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
06/02/2016 10:10:16 AM FILED/CERT

Shelby County, AL 06/02/2016  
State of Alabama  
Deed Tax: \$3.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of April, 2016.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

By Caliber Home Loans, Inc., as Attorney in Fact

By: Ramona Smith  
Authorized Signatory

Its Ramona Smith

STATE OF Texas

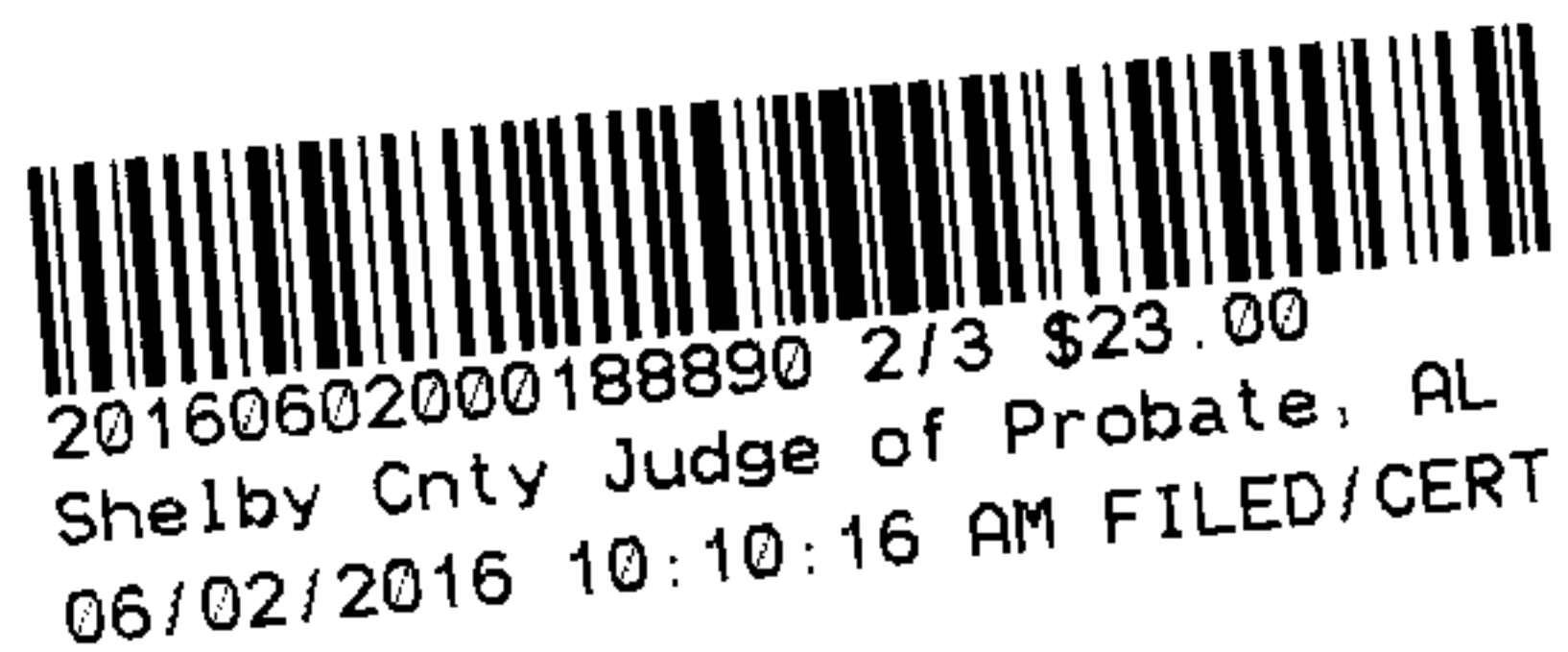
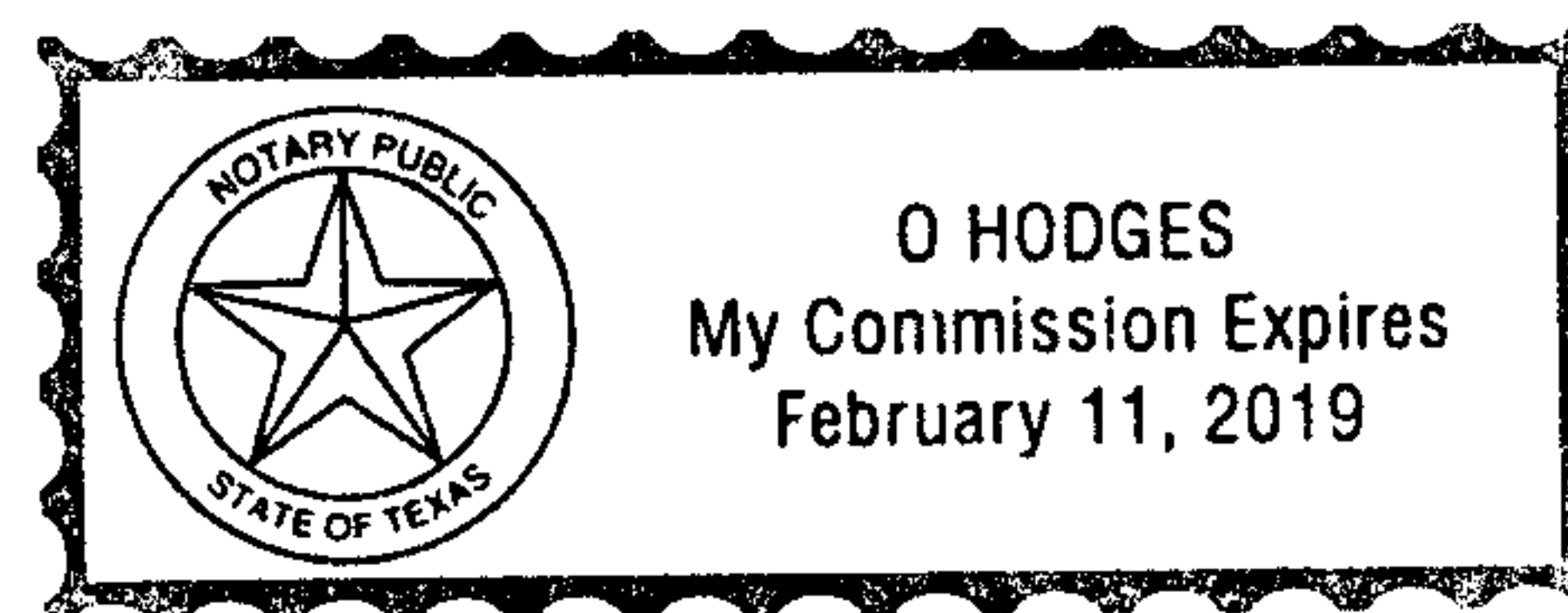
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ramona Smith, 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 14 day of April, 2016.

[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2015-001861





## 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 Trust, NA as Trustee  
Mailing Address for LSF9 Master Participation  
3701 Regent Blvd #200  
Irving, TX 75063

Grantee's Name Scott Kaak  
Mailing Address Lori Kaak  
4817 Caldwell Mill Lane  
Birmingham, Alabama 35242

Property Address 4817 Caldwell Mill Lane  
Birmingham, AL 35242

Date of Sale 5/25/16  
Total Purchase Price \$ 144,000.00  
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 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

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160602000188890 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
06/02/2016 10:10:16 AM FILED/CERT