

20160711000239960
07/11/2016 01:41:09 PM
DEEDS 1/4

Commitment Number: 160079282
Seller's Loan Number: 8250292660

This instrument 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.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
136141002016000

SPECIAL WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, whose mailing address is **200 S. 6th St., EP-MN-L22R MINNEAPOLIS, MN 55402**, hereinafter grantor, for \$110,200.00 (One Hundred Ten Thousand Two Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CASTLE 2016, LLC**, hereinafter grantee, whose tax mailing address is **333 WESTCHESTER AVE, W2100 WHITE PLAINS, NY 10604**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT: LOT 16, ACCORDING TO THE SURVEY OF INDIANCREEK SUBDIVISION, PHASE 1, AS RECORDED IN MAP BOOK 14, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 100 INDIAN LANDING, PELHAM, AL 35124

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20150102000002360**

Executed by the undersigned on MAY 24, 2016:

U.S. BANK NATIONAL ASSOCIATION

By: Deborah F. Brant

Name: Deborah F Brant

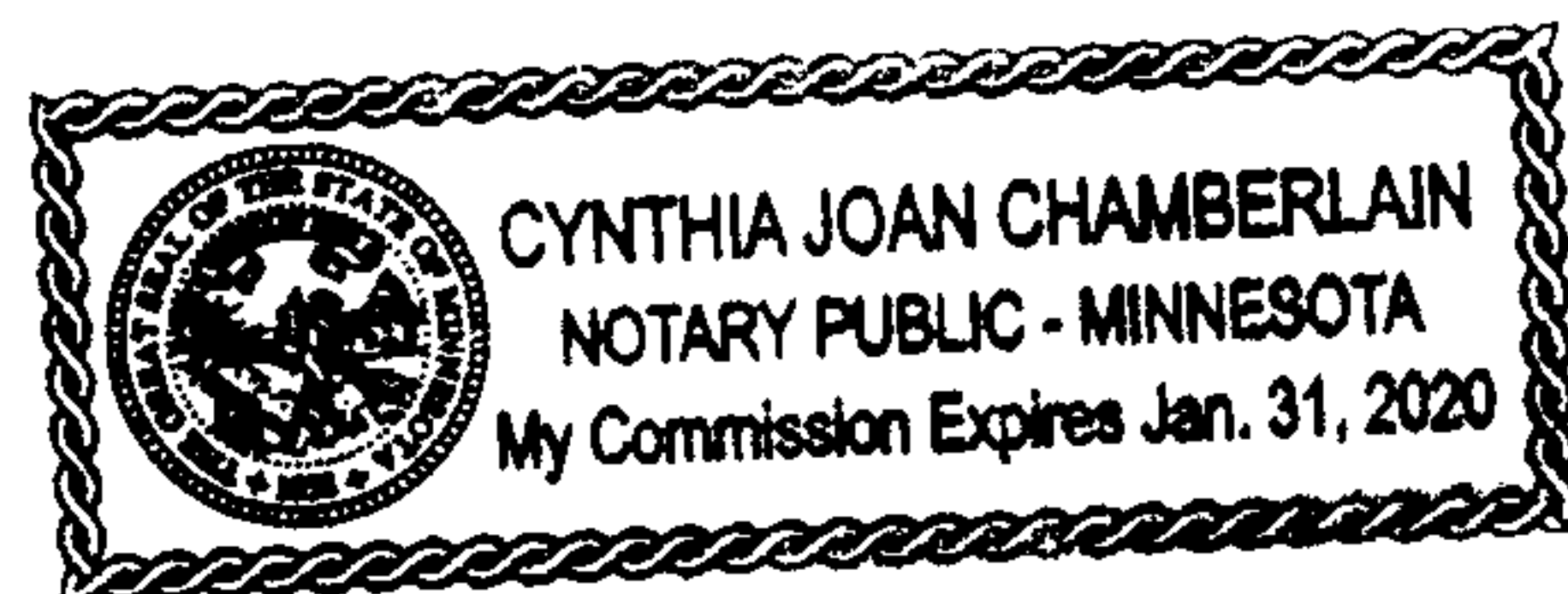
Its: REO Manager

STATE OF Minnesota
COUNTY OF Hennepin

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Deborah F Brant its REO Manager, on behalf of the Grantor **U.S. BANK NATIONAL ASSOCIATION** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Officer and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 24th day of May, 2016

Cynthia Joan Chamberlain
Notary Public



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 National Association Grantee's Name Castle 2014, LLC
Mailing Address 200 S 6TH ST Mailing Address 333 Westchester Ave
EP-MN-L2AR W 2100
Minneapolis, MN 55402 White Plains, NY 10604

Property Address 100 Indian Landing Date of Sale 05/24/2016
Pelham, AL 35124 Total Purchase Price \$ 110,200.00
or
20160711000239960 07/11/2016 Actual Value \$ _____
01:41:09 PM DEEDS 4/4 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 7-11-2016

Print Cathy L. Palmer

Sign Cathy L. Palmer / Agent

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2016 01:41:09 PM
S134.50 CHERRY
20160711000239960

James W. Fuhrmeister