

This Document Prepared By:

Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400



20160801000271100 1/4 \$157.00
Shelby Cnty Judge of Probate, AL
08/01/2016 03:59:27 PM FILED/CERT

After Recording Send Tax Notice To:

GFT Property Holdings III, LLC
440 South Lasalle Street, Suite 2000
Chicago, Illinois 60605
ATTN: GFT 2015-1 (REO)

Order No. 10077351
Reference No. 125153

Assessor's Parcel Number: 23-2-03-4-001-046-155

QUITCLAIM DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of TEN AND NO/100 DOLLARS (\$10.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **HSBC Bank USA, National Association, as Indenture Trustee for FBR Securitization Trust 2005-1 Callable Mortgage-Backed Notes, Series 2005-1**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **GFT Property Holdings III, LLC**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 220 Dolphin Circle, Alabaster, Alabama 35007

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

_____ is homestead property of the said Grantor

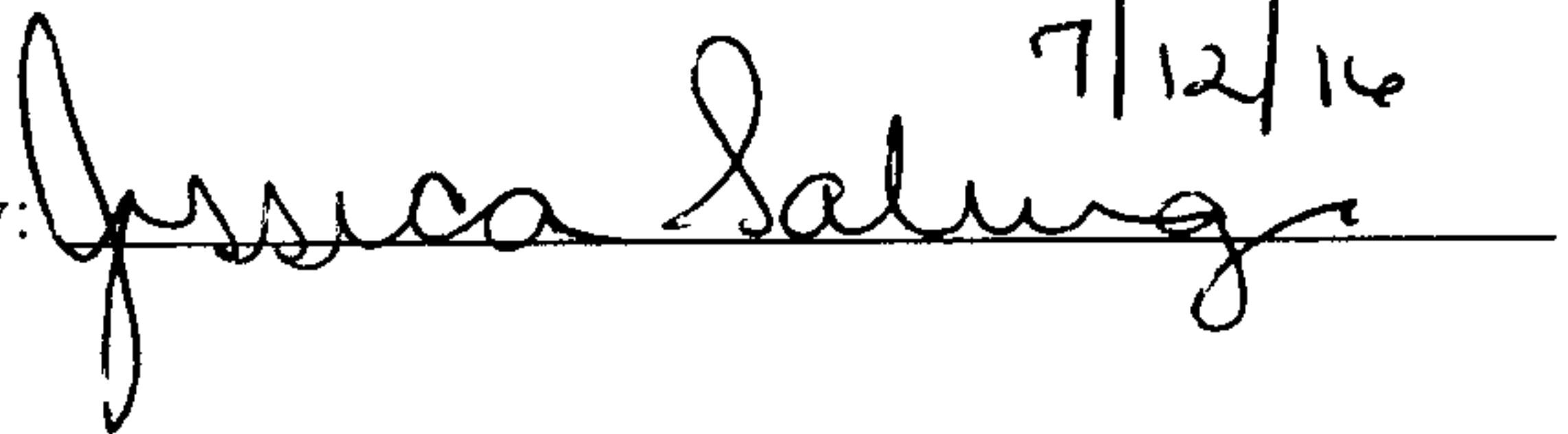
 X is **NOT** homestead property of the said Grantor

Shelby County, AL 08/01/2016
State of Alabama
Deed Tax: \$133.00


IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 12 day of July, 2016.

HSBC Bank USA, National Association, as Indenture Trustee for FBR
Securitization Trust 2005-1 Callable Mortgage-Backed Notes, Series 2005-1

By JPMorgan Chase Bank,
National Association,
Attorney in Fact

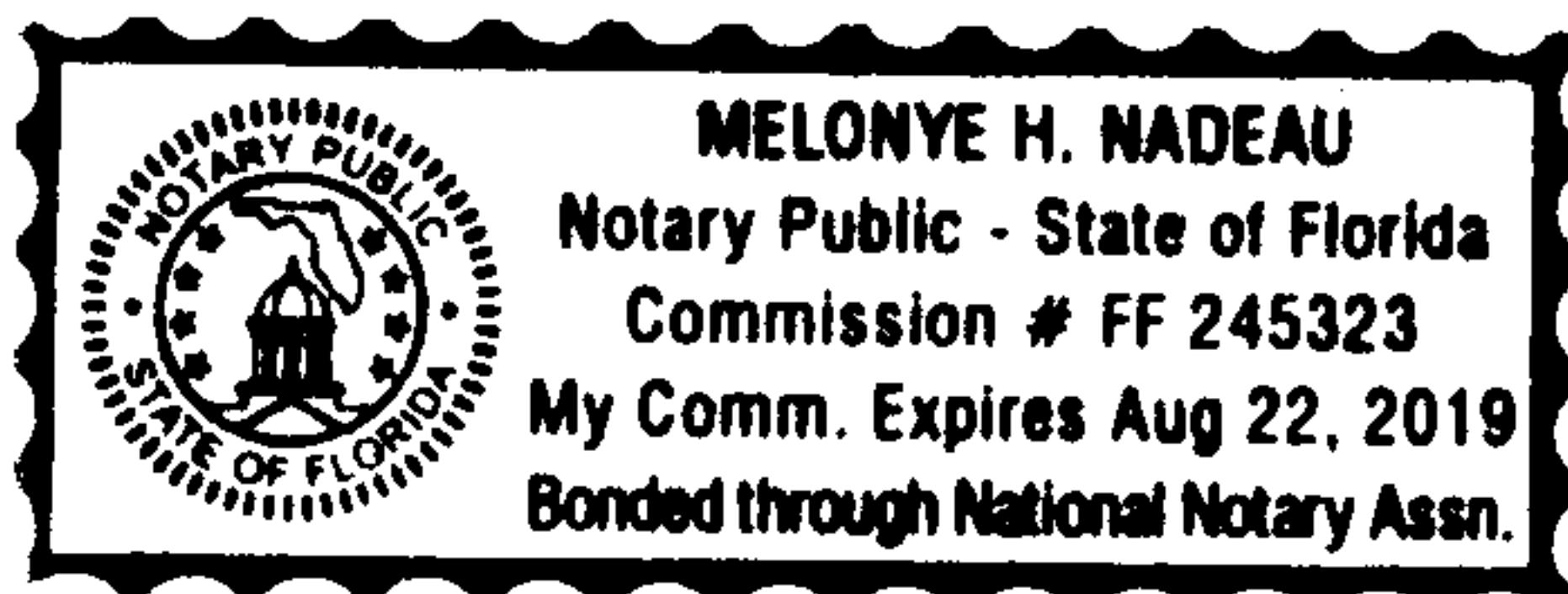
By:  7/12/16
Jessica Salinger, Vice President
Printed Name & Title

STATE OF FLORIDA
COUNTY OF DUVAL


20160801000271100 2/4 \$157.00
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The foregoing instrument was acknowledged before me this July 12, 2016 by Jessica Salinger, the Vice President of JPMorgan Chase Bank, National Association, as attorney in fact for HSBC Bank USA, National Association, as Indenture Trustee for FBR Securitization Trust 2005-1 Callable Mortgage-Backed Notes, Series 2005-1, on behalf of the association. He/She is personally known to me.

NOTARY STAMP/SEAL

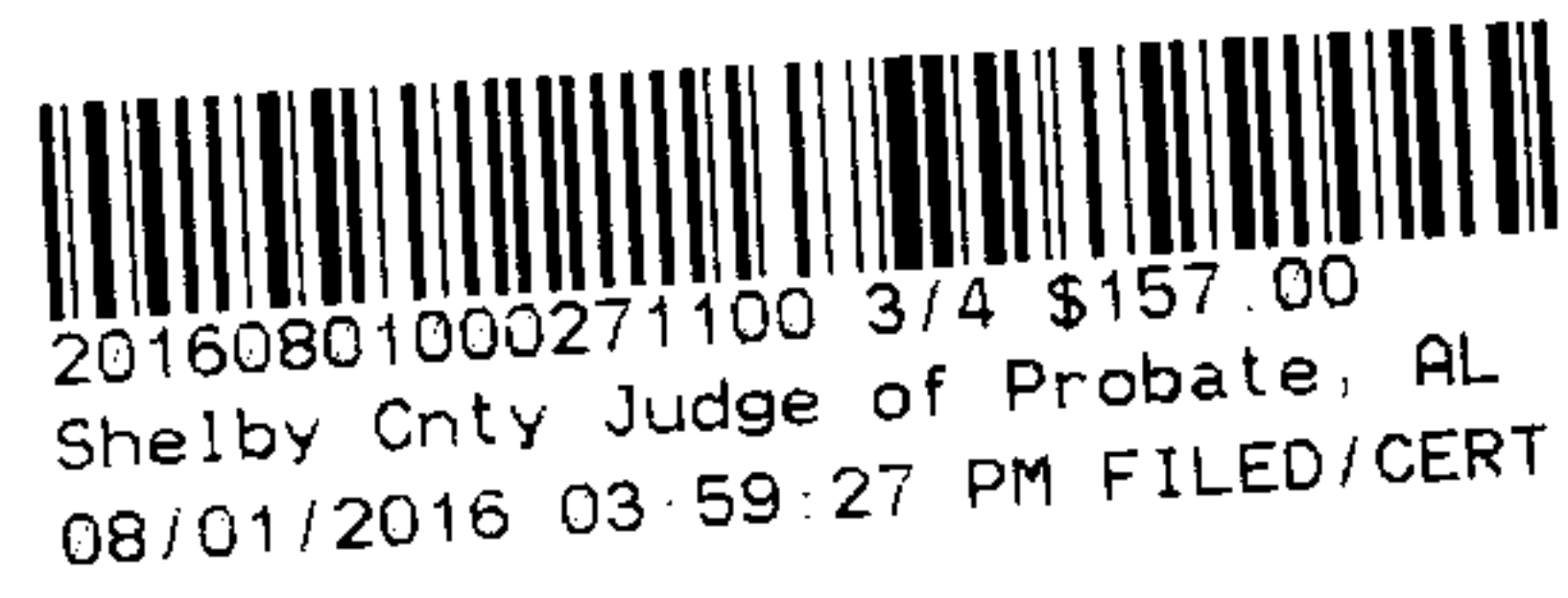



NOTARY PUBLIC Melonye H. Nadeau

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 26, BLOCK 9, ACCORDING TO THE AMENDED MAP OF BERMUDA LAKE ESTATES,
SECOND SECTOR, RECORDED IN MAP BOOK 10, PAGE 88, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

Source of Title Ref.: Deed: Recorded November 17, 2015; Doc. No. 20151117000397890



Real Estate Sales Validation Form

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

*Grantor's Name HSBC Bank USA, National Association, as Indenture Trustee for FBR Securitization Trust 2005-1 Callable Mortgage-Backed Notes, Series 2005-1

Grantee's Name GFT Property Holdings III, LLC

Mailing Address 7301 Baymeadows Way Jacksonville, FL 32256

Mailing Address 440 S. LaSalle St Suite 2000 Chicago IL 60605

Property Address 220 Dolphin Circle Alabaster, AL 35007

Date of Sale 7/12/16
Total Purchase Price \$100,000.00



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or
Actual Value \$
or
Assessor's Market Value \$133,000.00

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 CORRECT VESTING

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 7/12/16

☐ Unattested

(verified by)

Print Jessica Salinger
Vice President

* Sign Jessica Salinger 7/12/16
(Grantor/Grantee/Owner/Agent) circle one
By JPMorgan Chase Bank,
National Association,
Attorney in Fact