

STATE OF ALABAMA
COUNTY OF SHELBY

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-19, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY PHH Mortgage Corporation AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS, herein referred to as GRANTOR, by Mary E. Dewberry, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, according to the survey of Crosscreek Cove, as recorded in Map Book 32, Page 72, in the Probate Office of Shelby County, Alabama.

Parcel ID: 131122006009.000

Property Address: 611 Cross Creek Cv, Pelham, AL 35124

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

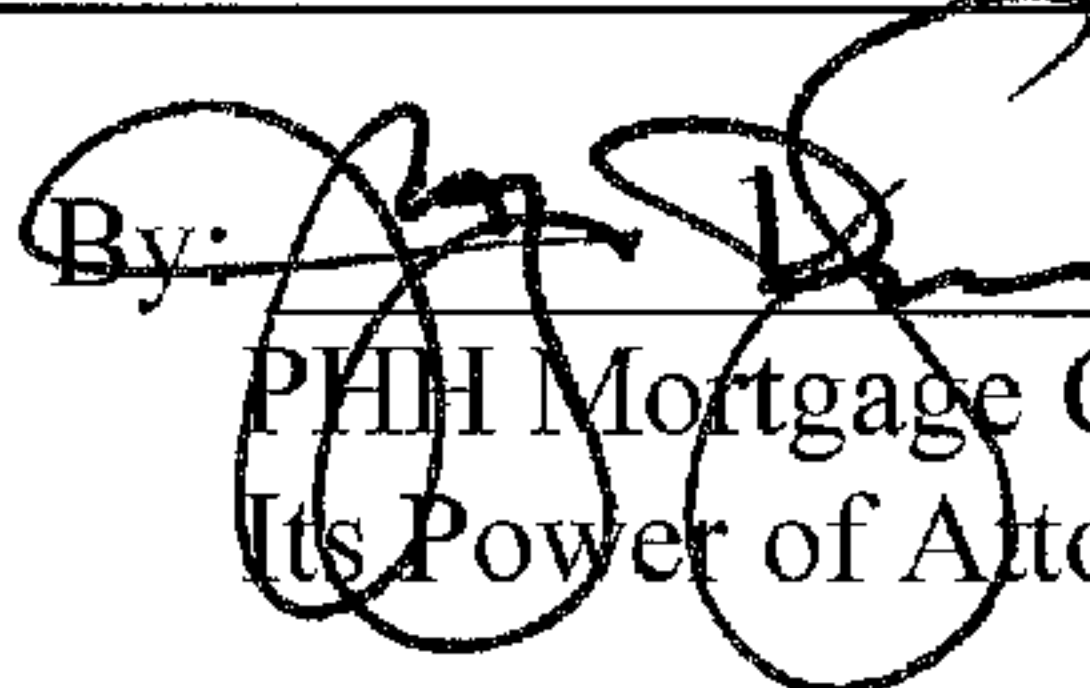
This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated March 9, 2015 and recorded in Deed Book Instrument #: 20150309000072490 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 22 day of July, 2016.



By: LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-19, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY PHH Mortgage Corporation AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS



PHH Mortgage Corporation
Its Power of Attorney

STATE OF

NY

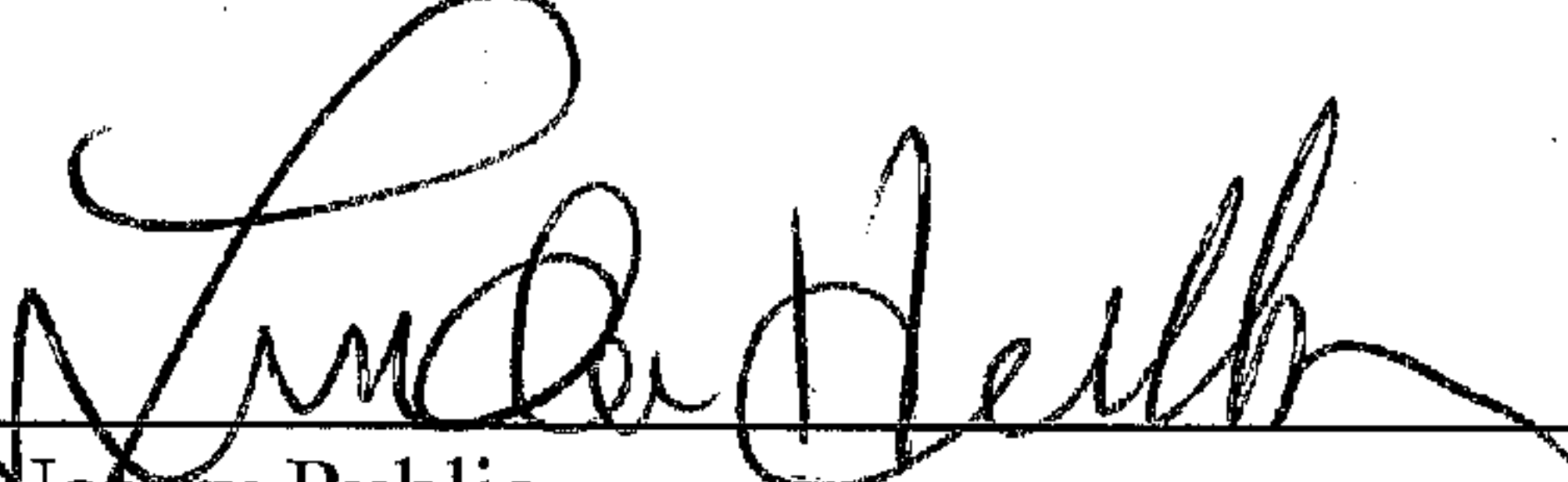
COUNTY OF

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On this 22 day of July, 2016, before me, the undersigned Notary Public, personally appeared Joseph DeStasio personally known to me to be, an Vice President of PHH Mortgage Corporation and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said PHH Mortgage Corporation, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-19, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY PHH Mortgage Corporation AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS and acknowledged to me that he/she subscribed the name of LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-19, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY PHH Mortgage Corporation AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS thereto as principal and the name of PHH Mortgage Corporation as attorney-in-fact for said LEHMAN XS TRUST MORTGAGE

PASS-THROUGH CERTIFICATES SERIES 2006-19, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY PHH Mortgage Corporation AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of Probate Court, County of Shelby, State of Alabama, on the 5th day of August, 2016, Instrument #: 2016080500278290.



Notary Public
My Commission Expires _____

Linda Huller 2300415
Notary Public of New Jersey
My Commission Expires May 19, 2018

THIS INSTRUMENT PREPARED BY:
Shapiro & Ingle, LLP
Attorneys at Law
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Real Estate Sales Validation Form

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

Grantor's Name LEHMAN XS TRUST MORTGAGE PASS-THROUGH
Mailing Address CERTIFICATES SERIES 2006-19, U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO
WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN
1 Mortgage Way INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION,
Mailstop SV-23 AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK
Mount Laurel, NJ 08054 NATIONAL ASSOCIATION, AS TRUSTEE, BY PHH Mortgage
Corporation AS SERVICER WITH DELEGATED AUTHORITY
Property Address UNDER THE TRANSACTION DOCUMENTS

611 Cross Creek Cv
Pelham, AL 35124

Grantee's Name Mary E. Dewberry
Mailing Address 3504 Lakeside Dr
Birmingham, AL 35243

Date of Sale 8/4/2016

Total Purchase Price \$ 118100.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

20160805000278380 08/05/2016 09:12:37

AM DEEDS 4/4

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 8/3/2016

Unattested


(verified by)

Print

Alicia Kim

Sign


(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/05/2016 09:12:37 AM
\$146.50 CHERRY
20160805000278380



Form RT-1