

20160906000323620
09/06/2016 03:33:48 PM
DEEDS 1/3

Commitment Number: 160112342
Seller's Loan Number: 250291263

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
227352002065000

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 \$90,000.00 (Ninety Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **VERNON J. SIMPSON** and **CLAUDIA GOMEZ**, hereinafter grantees, whose tax mailing address is **832 Valley Ridge Rd, Burleson, TX 76028**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 133A BEING A RESURVEY OF LOTS 133, 134, 135, 136A, 136B, 137A, 137B AND 138A WATERFORD VILLAGE SECTOR 1, IN MAP BOOK 31, PAGE 15 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 1040 VILLAGE TRL, CALERA , AL 35040

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 grantees forever.

Prior instrument reference: 20150211000044330

Executed by the undersigned on 7/29, 2016:

U.S. BANK NATIONAL ASSOCIATION

By: Joanne Travers

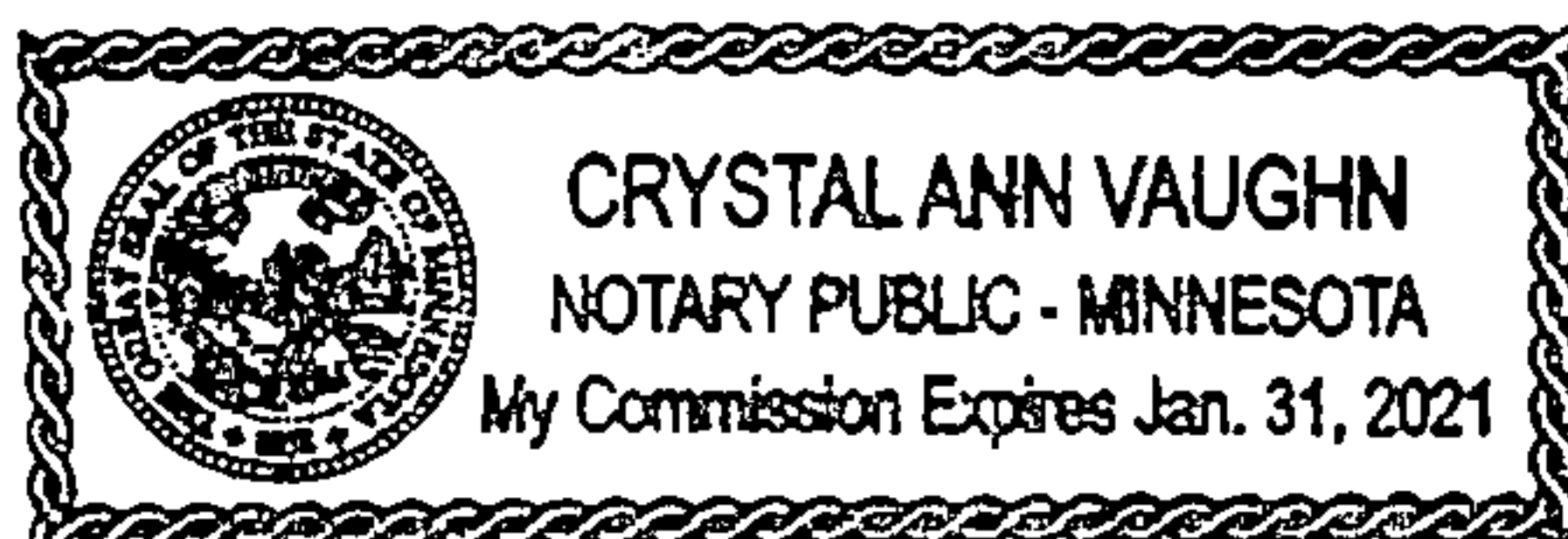
Name: Joanne Travers

Its: REO Officer

STATE OF Minnesota
COUNTY OF Hennepin

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Joanne Travers its REO Officer, 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 REO 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 29 day of July, 2016



Crystal Ann Vaughn
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
Mailing Address 200 S. 6th St., EP-MN-L22R
MINNEAPOLIS, MN 55402

Grantee's Name VERNON J. SIMPSON and
CLAUDIA GOMEZ
Mailing Address 832 Valley Ridge Rd, Burleson,
TX 76028

Property Address 1040 VILLAGE TRL, CALERA,
AL 35040

Date of Sale 07/29/2016
Total Purchase Price 90,000.00

20160906000323620 09/06/2016
03:33:48 PM DEEDS 3/3

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 7/29/16

Print Joanne Travers/ REO Officer

Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/06/2016 03:33:48 PM
\$111.00 CHERRY
20160906000323620



Form RT-1