

20160930000359690
09/30/2016 03:57:01 PM
DEEDS 1/4

Send Tax Notice To:
CHRISTOPHER SCOTT HOWARD
104 CAPE COD CIRCLE
ALABASTER, AL 35007

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STATE OF ALABAMA

COUNTY OF **SHELBY**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$120,000.00** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **CHRISTOPHER SCOTT HOWARD, A SINGLE PERSON** (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

LOT 7 AND PART OF LOT 8 ACCORDING TO THE SURVEY OF PORT SOUTH FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 22, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NE CORNER OF LOT 8 OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 5.0 FEET; THENCE TURN 82° 50' TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 65.0 FEET; THENCE TURN 14° 06' 01" RIGHT AND RUN NORTHWESTERLY A DISTANCE OF 108.59 FEET TO THE NORTHWEST CORNER OF LOT 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 172.29 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT, THAT PART OF LOT 7 OF SAID SUBDIVISION DESCRIBED AS FOLLOWS:

**BEGIN AT THE NW CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE
EASTERLY A DISTANCE OF 99.97 FEET; THENCE TURN 14° 39' 39" LEFT
AND RUN NORTHEASTERLY A DISTANCE OF 75.80 FEET TO THE
NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY
ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 174.36 FEET TO
THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY,
ALABAMA.**

Prior instrument reference: Instrument No. **20160115000016780**, recorded on 1/15/2016
of the Public Records of the **Judge of Probate** of **SHELBY** County, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular
the tenements, hereditaments, and appurtenances thereupon belonging or in any wise
appertaining unto the said Grantee, its successors and assigns, forever.

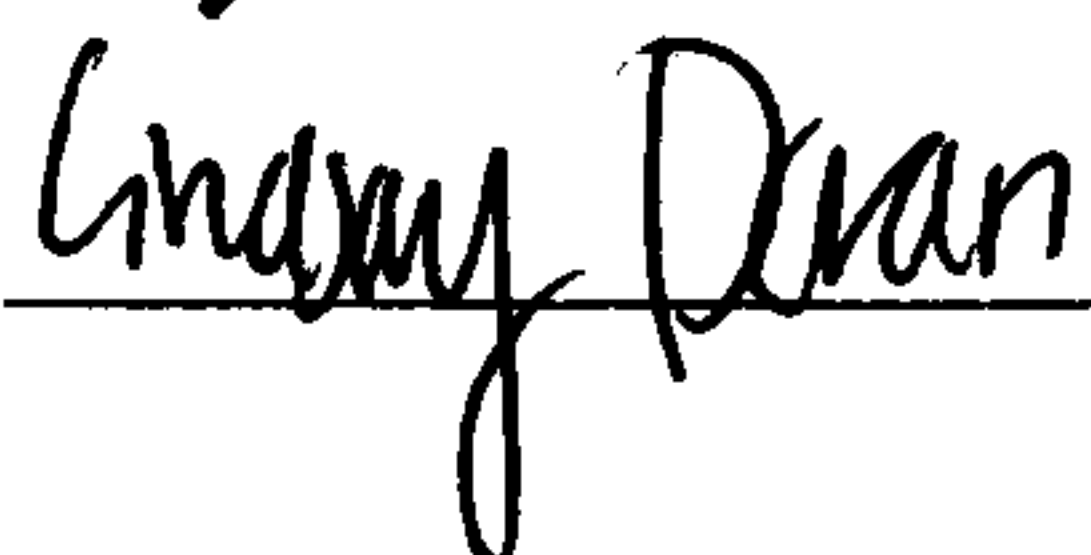
IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto
that this conveyance is subject to any outstanding rights of redemption from foreclosure
sale, and that this deed contains no warranty except against the acts of the said Grantor,
and all persons claiming by, through, or under it.

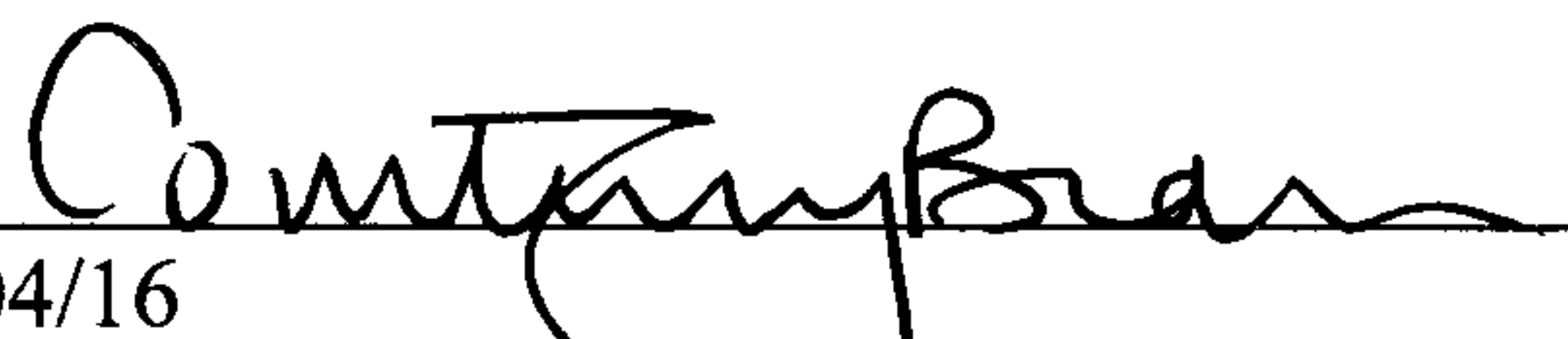
Executed on this **August 4, 2016**

Witness (If Applicable)

**WELLS FARGO BANK, N.A. AS
ATTORNEY IN FACT FOR U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-BC3**

By: 

Name: 

By: 
08/04/16

Name: **Courtney Blake**
Vice President Loan Documentation

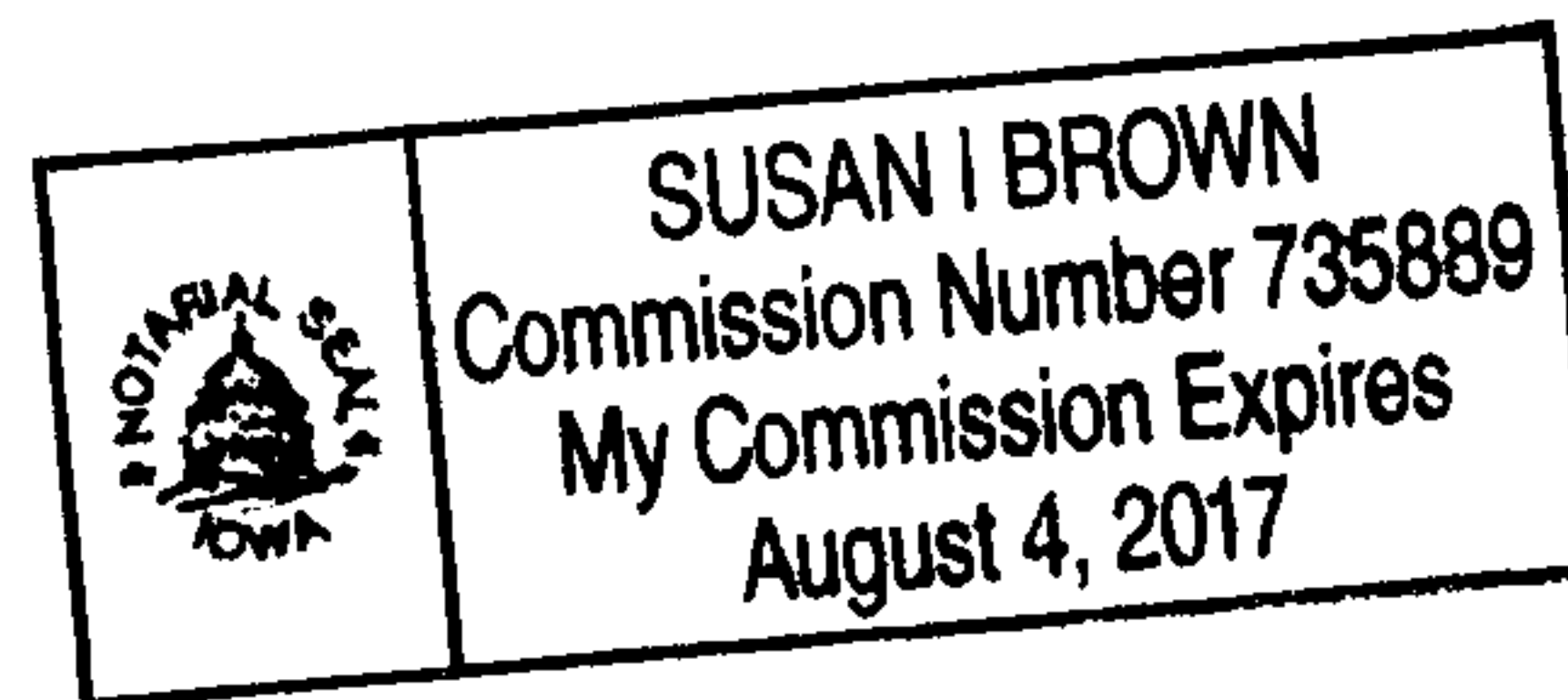
Its:

{ 1100238169A // 104 Cape Cod Circle }

State of Iowa) 20160930000359690 09/30/2016 03:57:01 PM DEEDS 3/4
) ss.
County Dallas)

On this 4 day of August, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Courtney Blake, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., as Attorney-in-Fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3**, by authority of its board of (directors or trustees) and the said (officer's name) Courtney Blake acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan I Brown (Signature) (Stamp or Seal)
Notary Public



{ 1100238169A // 104 Cape Cod Circle }

Prepared by:
LYNN BYRD, Attorney at Law
PO BOX 44
MONROEVILLE, AL 36461

Send future tax bills to:
CHRISTOPHER SCOTT HOWARD
104 CAPE COD CIRCLE
ALABASTER, AL 35007

When Recorded Return to:
STEWART TITLE GUARANTY
601 CANYON DR, STE 10
OCOPPELL, TX 75019

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
Mailing Address ASSOCIATION, AS TRUSTEE
8480 STAGECOACH CIRCLE
FREDERICK, MD. 21701

Grantee's Name CHRISTOPHER SCOTT HOWARD
Mailing Address 104 CAPE COD CIRCLE
ALABASTER, AL. 35007

Property Address 104 CAPE COD CIRCLE
ALABASTER, AL. 35007
13 7 26 3 001 040.000

Date of Sale 08/04/2016
Total Purchase Price \$ 120,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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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 9/8/2016

Print TAZA Pority

Sign Taza Pority

(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
09/30/2016 03:57:01 PM
\$28.00 CHERRY
20160930000359690

James W. Fuhrmeister