

20161021000387890  
10/21/2016 01:28:25 PM  
QCDEED 1/4

Send Tax Notice To:  
Benjamin Scott Wyrosdick  
100 Windsor Lane  
Pelham, AL 35124

Return to:  
Real Advantage, LLC  
1000 Commerce Drive, Suite 520  
Pittsburgh, PA 15275

Prepared by:  
*Gregory M. Varner, Esq.*  
*Attorney at Law*  
*Post Office Box 338*  
*Ashland, Alabama 36251*  
*256-354-5464*

### **QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) and/or other good and valuable consideration in hand paid by **BENJAMIN SCOTT WYROSDICK**, (hereinafter referred to as the "Grantees"), to the undersigned, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2006-RP1** (herein after referred to as the "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents hereby remise, release, quitclaim and convey to the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**See Attached Exhibit A**

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

**TO HAVE AND TO HOLD**, to the said Grantees forever.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her hand and signature to this instrument of conveyance on this 7 of Oct, 2016.

Witness

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR GSMPS MORTGAGE LOAN  
TRUST 2006-RP1, By WELLS FARGO BANK,  
N.A. its attorney in fact

By: Nick P...  
Name: Nick D. Marco

By: Susan I Brown  
Name: 10/7/16

Its: Susan I Brown  
Vice President Loan Documentation

State of Iowa

County Dallas

On this 7 day of Oct, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Susan I Brown, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VAD (title) of said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2006-RP1, By WELLS FARGO BANK, N.A. its attorney in fact, by authority of its board of (directors or trustees) and the said (officer's name) Susan I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Teri Mendoza (Signature)  
Notary Public

(Stamp or Seal)

Asset Number: 8430073323

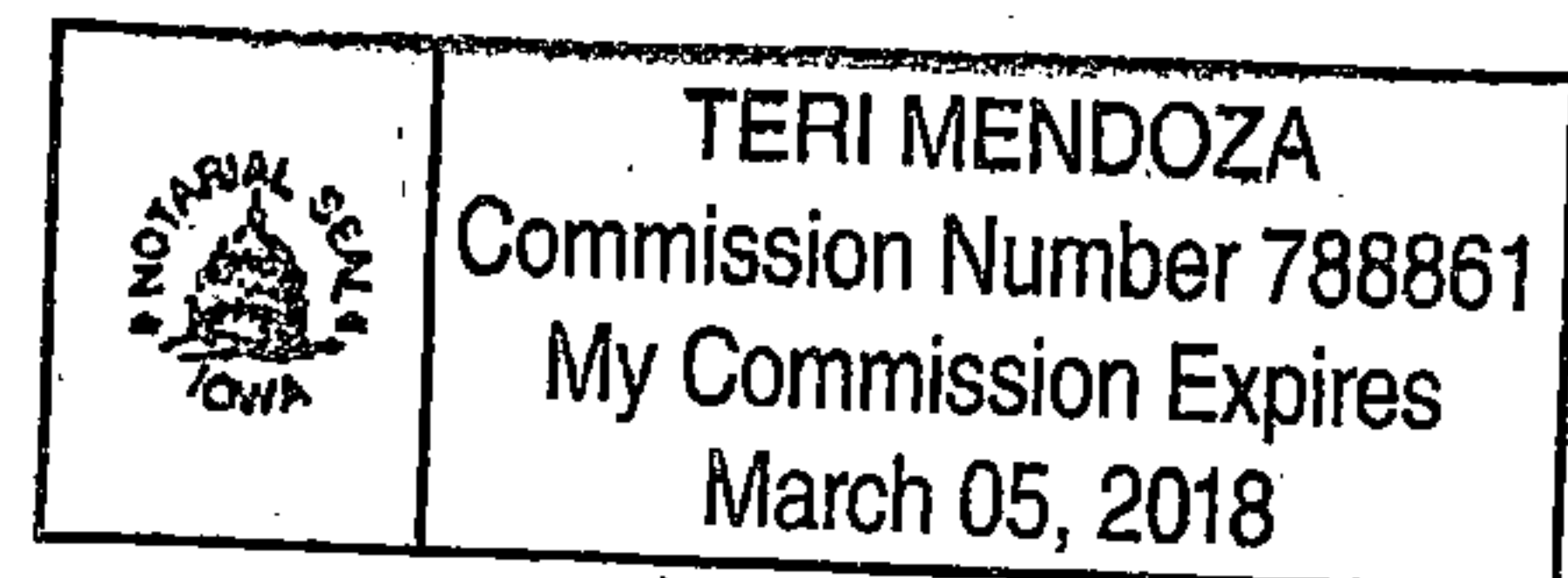


Exhibit A

All the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 29, according to the Survey of Berryhill, First Sector, as recorded in Map Book 14 Page 43 Shelby County, Alabama Records.

Subject to easements and restrictions of record.

Being the same property conveyed to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2006-RP1 in deed dated September 1, 2016, recorded on September 13, 2016, in Instrument No. 20160913000332610 in the County of Shelby and State of Alabama.

More commonly known as: 219 Dolphin Court, Alabaster, AL 35007

Parcel APN Number: 23-2-03-4-001-046.172

# 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 N.A. ET AL  
Mailing Address c/o Wells Fargo Bank, N.A.  
8480 Stagecoach Circle  
Frederick, MD 21701

Grantee's Name BENJAMIN SCOTT WYROSDICK  
Mailing Address 100 Windsor Ln.  
Pelham AL, 35124

Property Address 219 Dolphin Court  
Alabaster, AL 35007

Date of Sale 10/07/2016  
Total Purchase Price \$ 105,000.00  
or  
Actual Value \$

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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



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/21/2016 01:28:25 PM  
\$129.00 CHERRY  
20161021000387890

☐ Appraisal  
☐ Other

*[Signature]*

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 10/20/2016

Print SHANNON TAYLOR

☒ Unattested

*[Signature]*  
(verified by)

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one