


This instrument prepared by:
Jeff G. Underwood, Attorney
Siroto & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Alliance Wealth Builders, Inc.

SPECIAL WARRANTY DEED


20170208000048000 1/5 \$151.00
Shelby Cnty Judge of Probate, AL
02/08/2017 11:49:59 AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Three Thousand Nine Hundred And 00/100 Dollars (\$123,900.00) to the undersigned, U.S. ROF, III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, by Fay Servicing, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Alliance Wealth Builders, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 114, according to the Map and Survey of Forest Lakes, Sector 2, Phase 1, as recorded in Map Book 29, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Restrictive covenant as recorded in Instrument No. 2002-17094.
4. Forest Lakes 2nd Sector General Covenants, Restrictions, and Easements recorded in Instrument No. 20040903000494920.
5. Supplemental Declaration of Protective Covenants for Forest Lakes Second Sector-First Phase recorded in Instrument No. 20090116000015000.
6. Supplemental Declaration of Protective Covenants for Forest Lakes Second Sector recorded in Instrument No 20090116000015010.
7. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
8. Restrictions as shown on recorded plat.
9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20160425000134090, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 02/08/2017
State of Alabama
Deed Tax:\$124.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27 day of January, 2017.

U.S. ROF, III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee

By Fay Servicing, LLC, as Attorney in Fact

By: *S. Nelson*

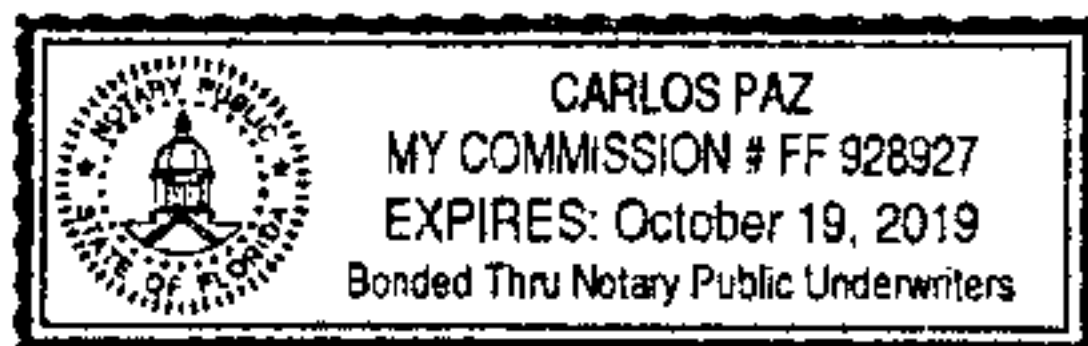
Its Sarah Nelson, REO Manager

STATE OF Florida

COUNTY OF Hillsborough

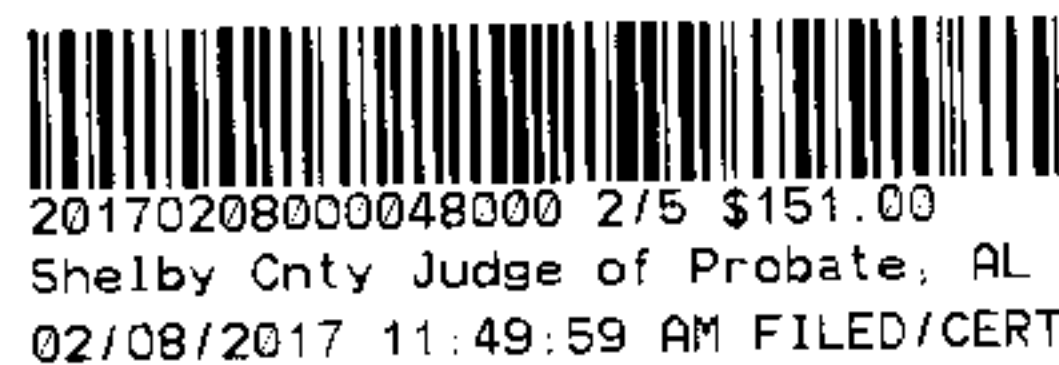
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Nelson, whose name as REO Manager of Fay Servicing, LLC, as Attorney in Fact for U.S. ROF, III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 27 day of January, 2017.



C. Paz
NOTARY PUBLIC
My Commission expires: 10/19/2019
AFFIX SEAL

2016-000363



Seller hereby agrees to indemnify and hold harmless the title company, its approved title agent, the closing attorney, and the Buyer from any loss, liability, costs, expenses, taxes due, penalties, interest and attorneys' fees, including attorneys' fees to enforce this agreement, due to any errors, untruthful statements or inconsistencies contained within this Affidavit.

U.S. ROF, III Legal Title Trust 2015-1, by U.S. Bank
National Association, as Legal Title Trustee

By Fay Servicing, LLC, as Attorney in Fact

By: *S. Nelson*

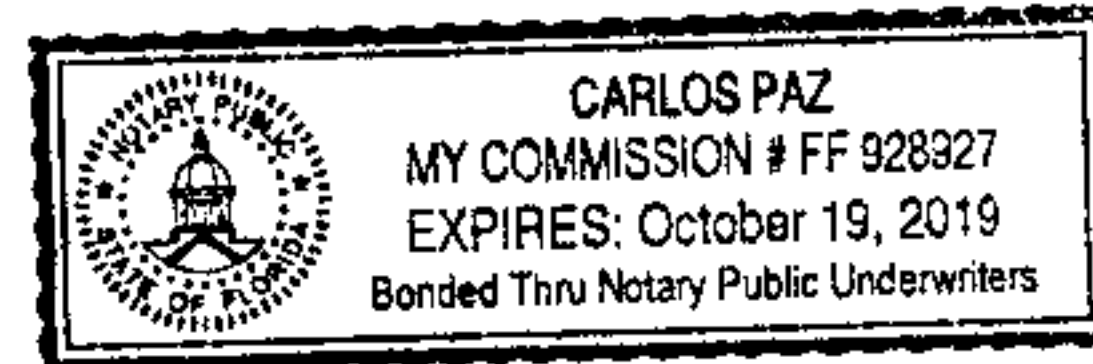
Date: 1/27/2017 Its
Sarah Nelson, REO Manager

State of Florida


County of Hillsborough

ACKNOWLEDGED AND SUBSCRIBED BEFORE ME by
Sarah Nelson, REO Manager, on this 27 day of January,
2017, to which witness my hand and seal of office.

Cif
Notary Public, State of Florida



Carlos Paz
Printed name of Notary
My Commission Expires: 10/19/2019


20170208000048000 4/5 \$151.00
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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. ROF III, LEGAL TITLE TRUST
Mailing Address 2015-1
901 S 2ND ST, STE 201
SPRINGFIELD, IL 62704

Grantee's Name ALLIANCE WEALTH BUILDERS, INC.
Mailing Address 732 MONTGOMERY HWY
VESTAVIA, AL 35216

Property Address 2117 FOREST LAKES LANE
STERRETT, AL 35147


Date of Sale FEBRUARY 1, 2017
Total Purchase Price \$ 123,900.00

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


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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 _____

Print ANTHONY METCALFE

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1