

20170209000049270
02/09/2017 01:32:29 PM
DEEDS 1/4

Commitment Number: 160101655
Seller's Loan Number: 8250297835

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
28-3-05-0-004-005.000;

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 \$138,000.00 (One Hundred Thirty Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **CHRISTINA M. BROWN** and **THOMAS W. BROWN**, hereinafter grantees, whose tax mailing address is **165 Robin St Calera, AL 35040**, the following real property:

THE FOLLOWING DESCRIBED PROPERTY SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: LOT 5, ACCORDING TO THE FINAL PLAT OF NOTTINGHAM, PHASE 2, AS RECORDED IN MAP BOOK 31, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM REED HUDSON, AS AUCTIONEER TO U.S. BANK NATIONAL ASSOCIATION, AS DESCRIBED IN INSTRUMENT NO. 20141119000364840, DATED 10/30/2014, RECORDED 11/19/2014 IN SHELBY COUNTY RECORDS.

Property Address is: 165 Robin St 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.

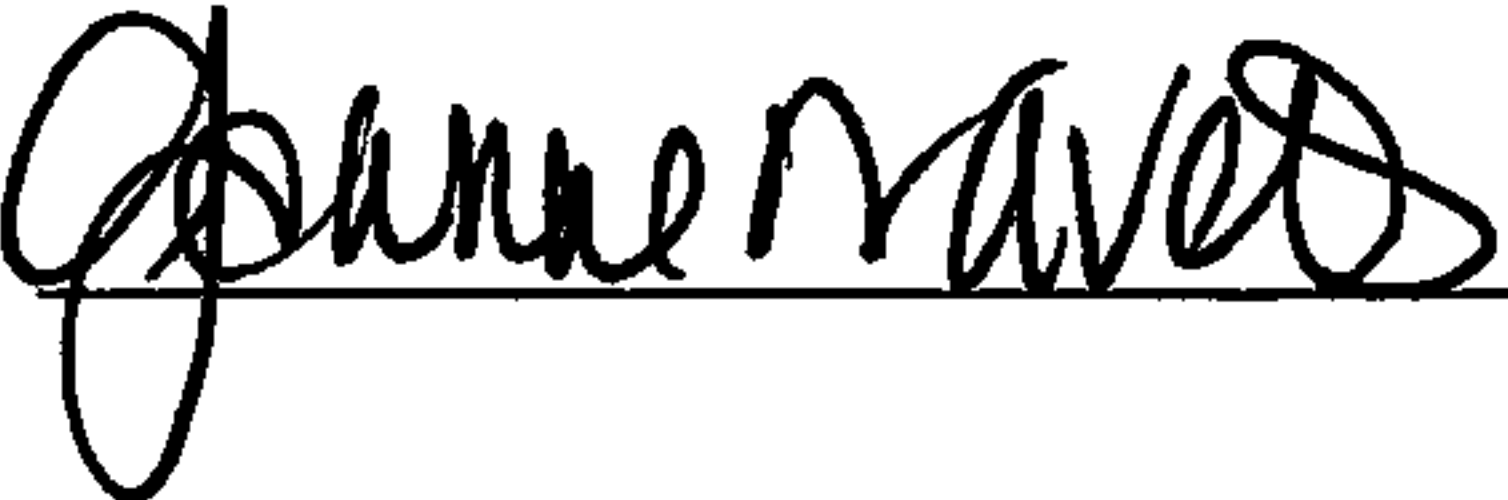
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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: **2014119000364840**

Executed by the undersigned on January 18 2017

U.S. Bank National Association

By: 

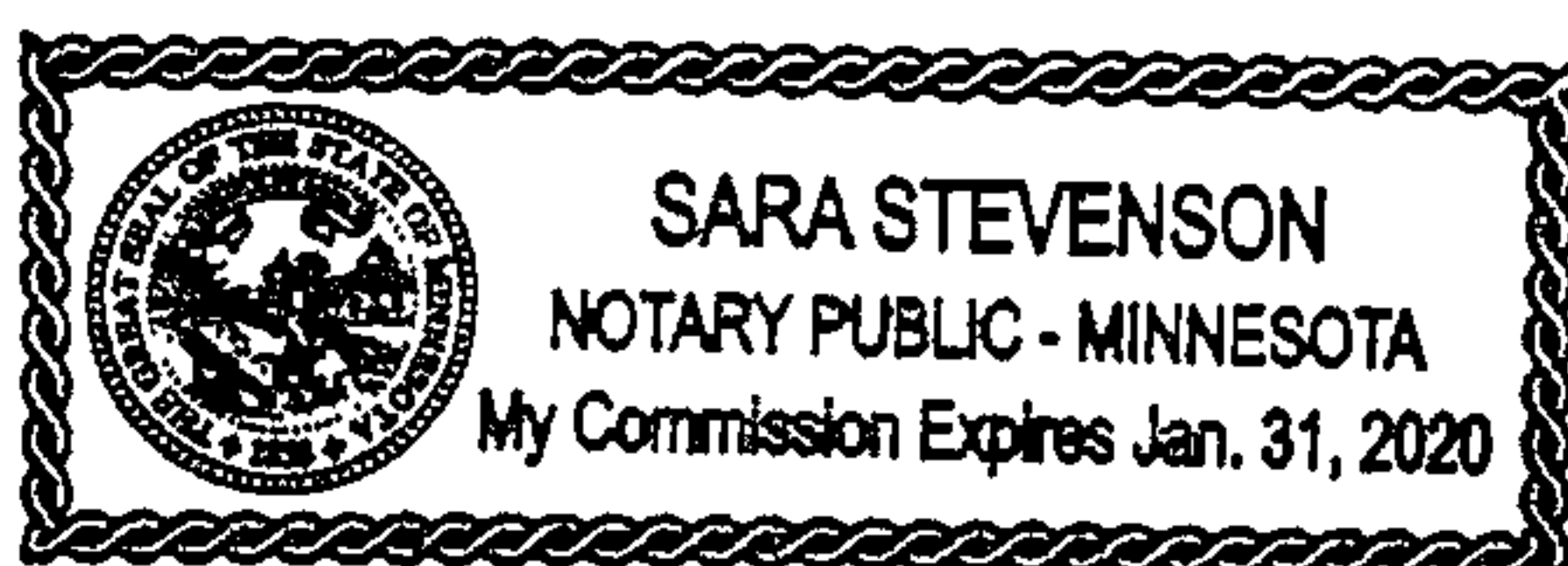
Name: Joanne Travers

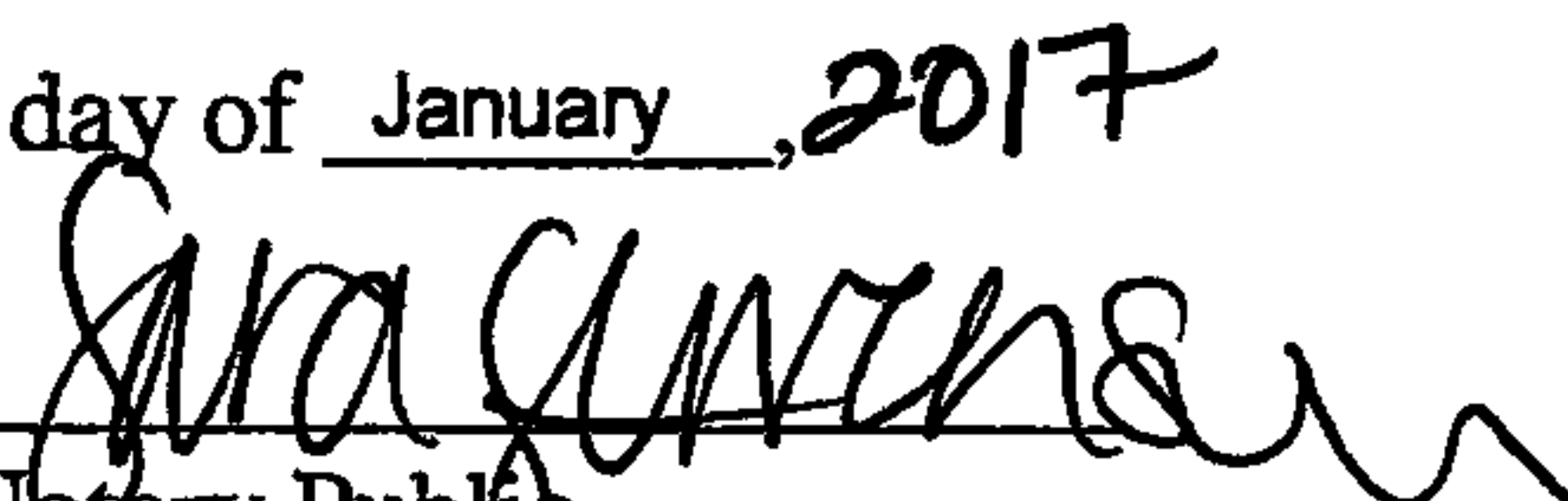
Its: REO Officer

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 18 day of January, 2017




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 US BANK NATIONAL ASSOCIAL
Mailing Address 200 S 6TH STREET
MINNEAPOLIS, MN 55402

Grantee's Name CHRISTINA M. BROWN AND THOM
Mailing Address 165 ROBIN STREET
CALERA, AL 35040

Property Address 165 ROBIN STREET
CALERA, AL 35040

Date of Sale 01/18/2017
Total Purchase Price \$ 138000
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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

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 2/1/17

Print Kim Crocker

Sign [Signature]

(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
02/09/2017 01:32:29 PM
\$162.00 CHERRY
20170209000049270

[Signature]