

20170404000113530 1/4 \$156.50
Shelby Cnty Judge of Probate, AL
04/04/2017 12:50:47 PM FILED/CERT

Return to and mail tax statements to:
TRANS AM SFE II, LLC
8300 Mopac Expressway, Ste 200
Austin, Texas 78759

SPECIAL WARRANTY DEED

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

Shelby County, AL 04/04/2017
State of Alabama
Deed Tax:\$132.50

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 16 day of February, 2017.

[Signature]
Witness

Wa Meng Lee
Printed Name

[Signature]
Witness

Sara Stevenson
Printed Name

U.S. BANK NATIONAL ASSOCIATION

By: [Signature]

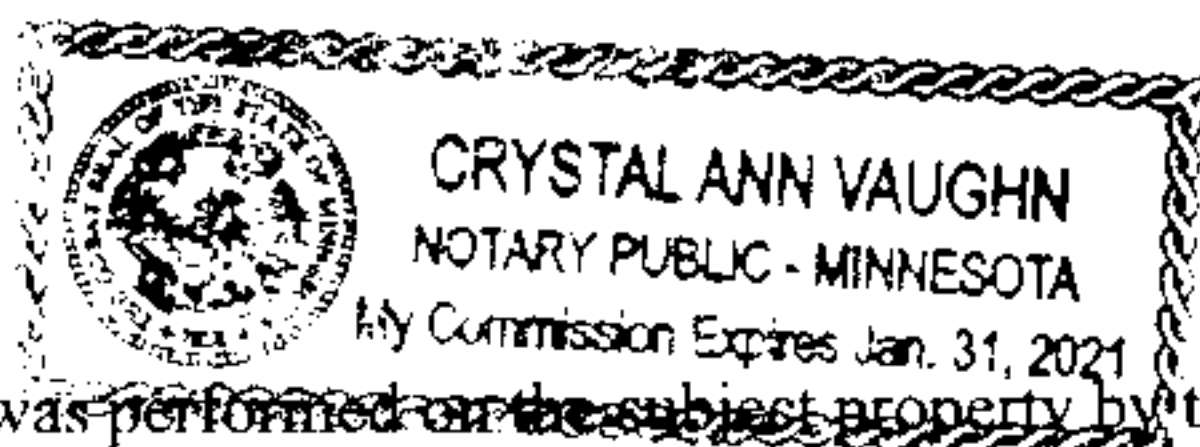
Its: Joanne Travers/ REO Officer

STATE OF Minnesota

COUNTY OF Hennepin

I, the undersigned, hereby certify that Name: Joanne Travers Title: REO Officer of U.S. BANK NATIONAL ASSOCIATION, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of February, 2017



[Signature]
Notary Public
My commission expires: Jan 31, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546



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EXHIBIT "A"

LOT 128, ACCORDING TO THE AMENDED MAP OF AMBERLY WOODS, 5TH SECTOR, AS
RECORDED IN MAP BOOK 21, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.



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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. Bank National Association
Mailing Address 4801 Frederica St.
Owensboro, KY 42301

Grantee's Name Trans AM SFE II, LLC
Mailing Address 1675 S State St. Ste B
Dover, DE 19901

Property Address 1209 Amberley Woods
Helena, AL 35080

Date of Sale 3-20-17

Total Purchase Price \$ 132,500.00

or

Actual Value \$

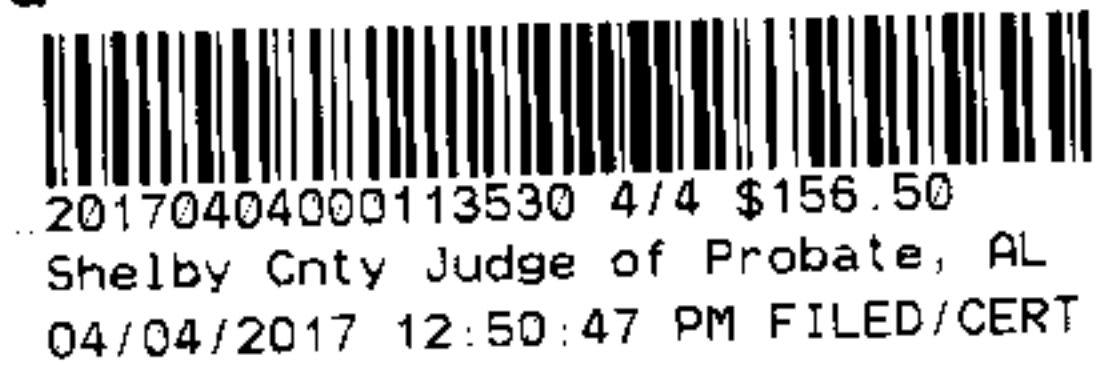
or

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



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 2/16/17

Print Joanne Travers/ REO Officer

Unattested
verified by

Sign Joanne Travers
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1