

20170404000113910
04/04/2017 02:01:25 PM
DEEDS 1/3

This instrument was prepared by:
James W. Tarlton
Attorney at Law
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF Colorado
COUNTY OF Douglas

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned U.S. Bank National Association, as Trustee, as successor trustee to Bank of America, N.A., as successor to LaSalle Bank N.A., as Trustee for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 ("GRANTOR(S)"), in hand paid by BCM Capital LLC ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Ashley Brook, as recoded in Map Book 22, Page 78 in the Office of the Judge of Probate of Shelby County, Alabama.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 01/30/2017, filed on 02/03/2017 and recorded in Inst #20170203000041590, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on 29th day of March, 2017

WITNESSES

[Signature]
Printed Name: Nicole Bramwell

[Signature]
Printed Name: [Signature]

GRANTOR:

U.S. Bank National Association, as Trustee, as
successor trustee to Bank of America, N.A.,
as successor to LaSalle Bank N.A., as
Trustee for the holders of the First Franklin
Mortgage Loan Trust, Mortgage Loan
Asset-Backed Certificates, Series 2007-1

BY: [Signature]
Nationstar Mortgage, LLC its attorney-in-fact by
virtue of that certain Power of Attorney
recorded in Book LR7290 Page 1829, Mobile
County, Alabama records

ACKNOWLEDGEMENT

STATE OF Colorado
COUNTY OF Douglas

I, Nicole Bramwell, a Notary Public, in and for said County in said State, hereby certify that
Nicole Bramwell, as Assistant Secretary of Nationstar Mortgage, LLC
attorney in fact for U.S. Bank National Association, as Trustee, as successor trustee to Bank of America,
N.A., as successor to LaSalle Bank N.A., as Trustee for the holders of the First Franklin Mortgage Loan
Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1, 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, they executed the same voluntarily on the date the same bears date.

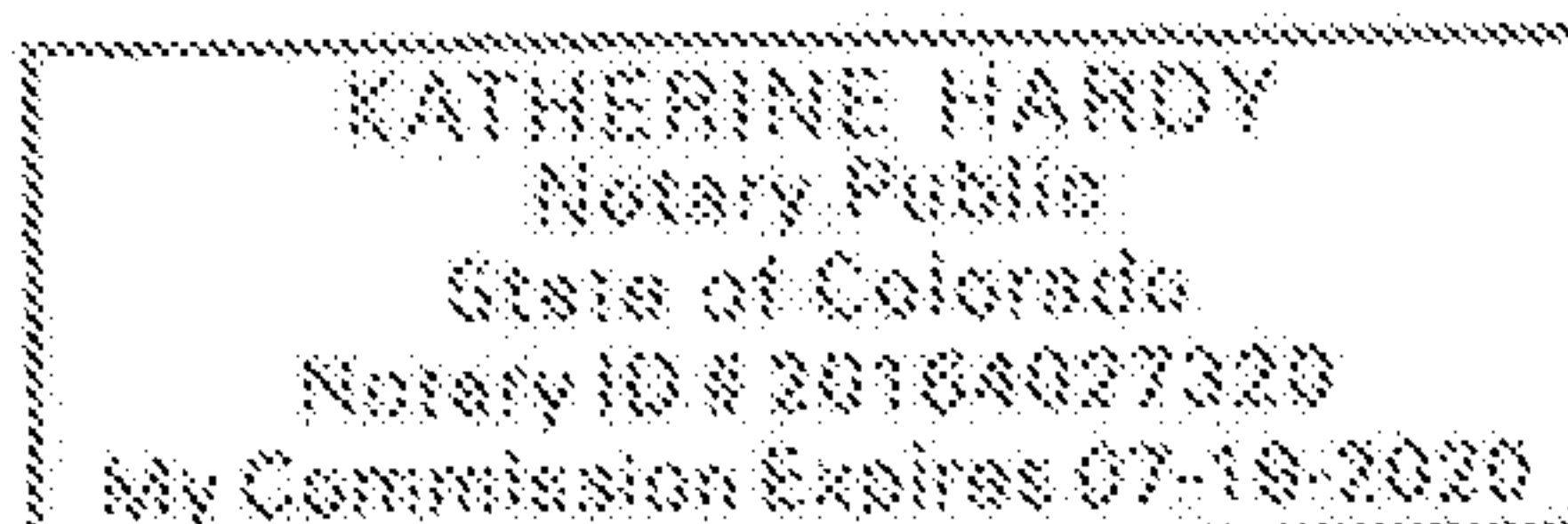
Given under my hand and official seal this the 14 day of March, 2017.

[Signature]
Notary Public
My Commission Expires: 7/13/20

[Notary Seal]

Grantee's Mailing Address:

301 Yamato Rd, STE 1240
Boca Raton, FL 33431



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20170404000113910 04/04/2017 02:01:25 PM DEEDS 3/3

Grantor's Name: U.S. Bank National Association, as Trustee, as successor trustee to Bank of America, N.A., as successor to LaSalle Bank N.A., as Trustee for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1

Grantee's Name: BCM Capital LLC

Mailing Address: 8950 Cypress Waters Boulevard
Coppell, TX 75019

Mailing Address: 301 Yamato Rd, STE 1240
Boca Raton, FL 33431

Property Address: 2012 Ashley Brook Way
Helena, AL 35080

Date of Sale: March 29, 2017
Total Purchase Price: \$62,044.21

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 Other
☐ 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 03/29/2017

Print Daniela Talamantes

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2017 02:01:25 PM
\$83.50 CHERRY
20170404000113910

[Signature]

Form RT-1