

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

Send Tax Notice to:
Samuel Douglas

1959 Riva Ridge Road
Helena AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty-Five Thousand One Hundred And 00/100 Dollars (\$155,100.00) to the undersigned, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Caliber Real Estate Services, 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 Samuel Douglas, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Dearing Downs, Ninth Addition, Phase III, as recorded in Map Book 15, Page 41, 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. Easement/right-of-way to Alabama Power Company as recorded in Volume 55 Page 454.
4. Restrictive covenant as recorded in Book 349 Page 567.
5. Easements, rights of ways, building lines, restrictions, covenants, conditions, reservations and limitations affecting the land.
6. Restrictions as shown on recorded plat.
7. 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. 20160809000283440, in the Probate Office of Shelby County, Alabama.

\$ 152,290⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.


20170619000215050 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
06/19/2017 10:19:49 AM FILED/CERT

Shelby County, AL 06/19/2017
State of Alabama
Deed Tax: \$3.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24
day of May, 2017.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master
Participation Trust

By Caliber Real Estate Services, LLC, as Attorney in
Fact

By: [Signature]
Odette Hodges Authorized Signatory
Its _____

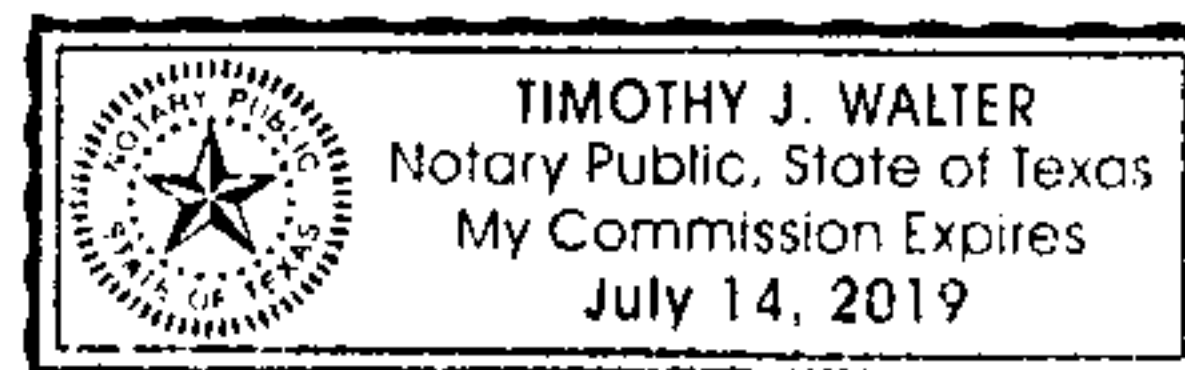
Texas
STATE OF Dallas
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Odette Hodges ^{Authorized Signatory}, whose name as _____ of Caliber
Real Estate Services, LLC, as Attorney in Fact for U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust, 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 24 day of May, 2017.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2016-000816



20170619000215050 2/3 \$24.00
Shelby Cnty Judge of Probate. AL
06/19/2017 10:19:49 AM FILED/CERT

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 Trust, N.A., as Trustee
for LSF9 Master Participation
Trust
Mailing Address 3701 Regent Blvd #200, Irving, TX
75063

Grantee's Name Samuel Douglas

Mailing Address 1959 Riva Ridge Rd
Helena AL 35080

Property Address 1959 Riva Ridge Road
Helena, AL 35080

Date of Sale 06/16/2017
Total Purchase Price \$155,100.00
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 ☐ 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 06/16/2017

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



20170619000215050 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
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Form RT-1