

20180103000000400  
01/03/2018 08:33:27 AM  
DEEDS 1/4

Commitment Number: 170401363  
Seller's Loan Number: 7600034832

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**  
**23-6-14-4-001-021.013**

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**SPECIAL/LIMITED WARRANTY DEED**

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR LOAN ACQUISITION TRUST SERIES 2014-RPL1**, whose mailing address is **15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618**, hereinafter grantor, for \$100,000.00 (One Hundred Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **MAURICIO MORALES**, hereinafter grantee, whose tax mailing address is **1411 HEATHER LN., Alabaster, AL 35007**, the following real property:

**LOT 64, ACCORDING TO THE SURVEY OF SCOTTSDALE, THIRD ADDITION, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**Property Address is: 1411 HEATHER LN, Alabaster, AL 35007**

Prior instrument reference: **20171030000391600**

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 grantee forever.

7600034832

Executed by the undersigned on 12/22, 2017:

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR LOAN ACQUISITION TRUST SERIES 2014-RPL1, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact**

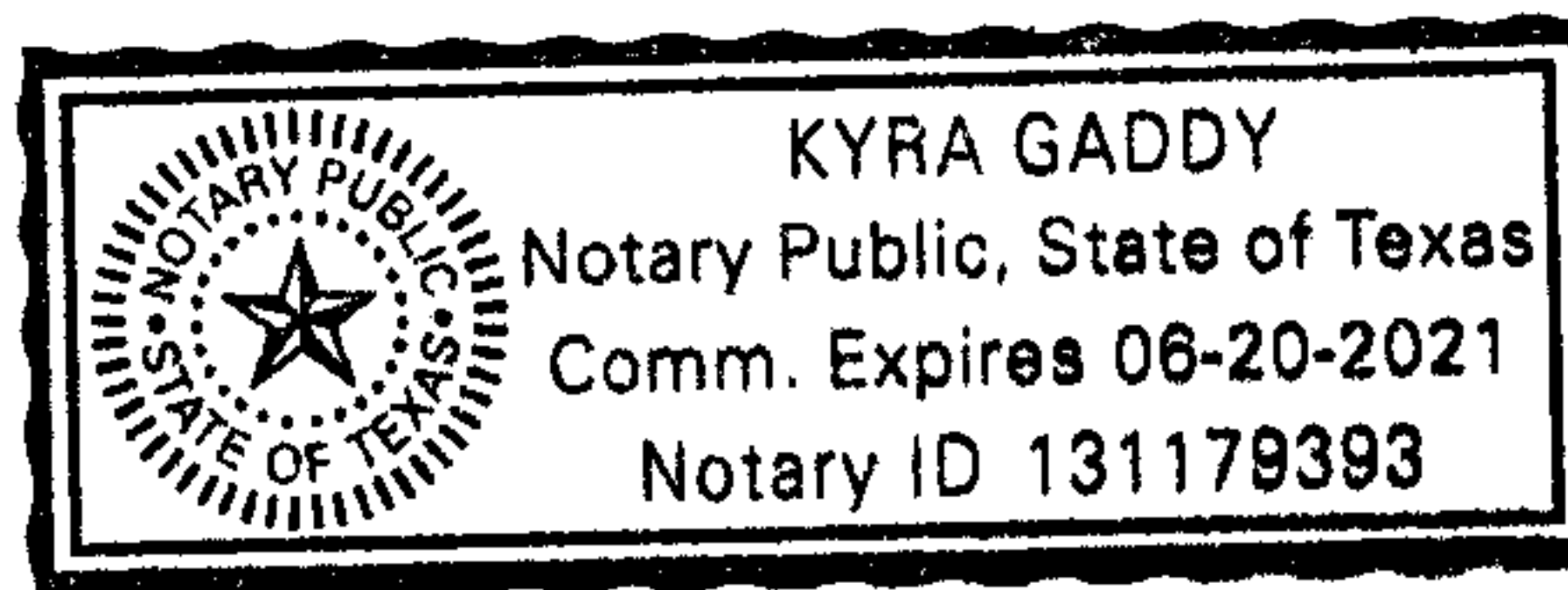
By: [Signature]  
Name: Susan Christy  
Assistant Vice President  
Its: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Susan Christy -its- \_\_\_\_\_, on behalf of the Grantor .is **U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR LOAN ACQUISITION TRUST SERIES 2014-RPL1** 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 AVP 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 22nd day of Dec, 2017

[Signature]  
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 U.S. BANK N.A. AS OWNER TR  
Mailing Address 15480 LAGUNA CANYON RD  
SUITE 100  
IRVINE, CA 92618

Grantee's Name MAURICIO MORALES  
Mailing Address 1411 HEATHER LANE  
ALABASTER, AL 35007

Property Address 1411 HEATHER LANE  
ALABASTER, AL 35007

Date of Sale 12.22.2017  
Total Purchase Price \$ 100,000.00

or  
Actual Value \$

2018010300000400 01/03/2018 08:33:27 AM DEEDS 4/4 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 12.29.17

Print Alyssa Bresnau

Unattested

Sign

(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  
01/03/2018 08:33:27 AM  
\$124.00 CHERRY  
2018010300000400

Print Form

Form RT-1