

Prepared by: W. Brennan Rutledge, Esq. McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 102 Stonehaven Way Pelham, AL 35124
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SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

184,629.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~Ten Dollars (\$10.00)~~ and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **PROF-2013-S3 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Algynon Horn and Ashley Horn** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:


Lot 202, according to the Record Plat for The Glen at Stonehaven, as recorded in Map Book 26, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 09/19/2017 IN INSTRUMENT NUMBER 20170919000340790, PROBATE COURT OF SHELBY COUNTY, ALABAMA.


20180208000042080 1/3 \$22.00
Shelby Cnty Judge of Probate: AL
02/08/2018 01:31:53 PM FILED/CERT

Property Address: 102 Stonehaven Way, Pelham, AL
35124
File#: 950214

IN WITNESS WHEREOF, PROF-2013-S3 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee, who is authorized to execute this conveyance, has hereto set its signature and seal, on this 15 day of November, 2017.

PROF-2013-S3 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee

By: [Signature] (SEAL)
Specialized Loan Servicing, LLC as Attorney in Fact
Name: Jeffrey Dowden, Assistant Vice President
Title: Specialized Loan Servicing, LLC as Attorney in Fact

Attested: [Signature] (SEAL)
Name:
Title:

State of Colorado
County of Douglas


I, Alexander S Asinof the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Jeffrey Dowden whose name as avp of PROF-2013-S3 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee by Specialized Loan Servicing, LLC as Attorney in Fact, is signed to the foregoing conveyance, and who is known to me or has produced _____ as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 15 day of November, 2017.

[Signature]
Notary Public

My Commission expires: _____

ALEXANDER S ASINOF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
MY COMMISSION EXPIRES 08/31/2019


20180208000042080 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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: Prof 2013-53 Legal
 Mailing Address: Title Trust
2 North 20th St, Ste 1310
Birmingham AL 35203
 Property Address: 102 Shorehaven Way
Pelham AL 35124

Grantee's Name: Alanon Horn & Ashley Horn
 Mailing Address: 102 Shorehaven Way
Pelham AL 35124

Date of Sale: 1-8-18
 Total Purchase Price: 184,29.00
 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 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 is 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: _____

Unattested _____

Verified by: _____

Print: Access Title Group, LLC

Sign: [Signature]
 (Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



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