

AL-18010018S

This instrument was prepared by:

Victor Kang  
Rubin Lublin AL, LLC  
100 Concourse Parkway, Suite 115  
Birmingham, AL, 35244

Send Tax Notices To:

Tolbert Investments LLC  
1401 Doug Baker Blvd., Suite 107-202  
Birmingham, AL 35242

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3145 Avalon Ridge Place, Suite 100  
Peachtree Corners, GA 30071

**20180216000050070**  
**02/16/2018 10:23:45 AM**  
**DEEDS 1/4**

THE STATE OF \_\_\_\_\_

\_\_\_\_\_ COUNTY

#### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 95,800.00 Dollars, to the undersigned grantor(s), **U.S. Bank National Association** in hand paid by **Tolbert Investments LLC**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Tolbert Investments LLC**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Tolbert Investments LLC** and his/her/their heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 01/02/2018 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

AL-180100185

In Witness Whereof, we have hereunto set our hands and seals, this 1st day of February, 2018

U.S. Bank National Association

By: [Signature]  
Printed Name: Jennifer Johnson  
Title: Officer

STATE OF Minnesota

COUNTY OF Hennepin

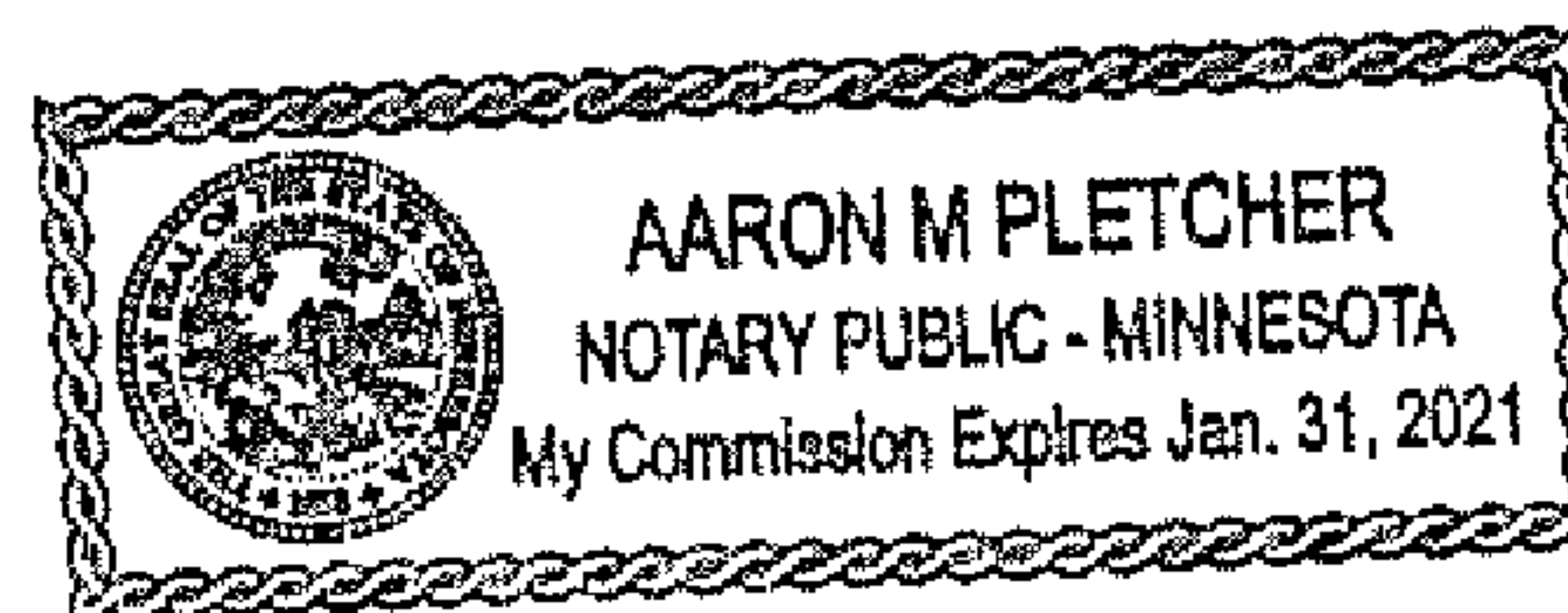
I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Jennifer Johnson whose name as Officer of U.S. Bank National Association has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said Association.

Given Under My Hand and Official Seal this 1st Day of February, 2018.

[Signature]

Notary Public

My Commission Expires: January 31, 2021



(Notary Seal)

AL-180100185

EXHIBIT "A"

LOT 557, ACCORDING TO THE SURVEY OF WEATHERLY ABERDEEN SECTOR 18, AS RECORDED IN MAP BOOK 21, PAGE 148 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	Grantee's Name:	Tolbert Investments LLC
Mailing Address:	200 South Sixth St Minneapolis, MN 55402-1403	Mailing Address:	1401 Doug Baker Blvd., Suite 107-202 Birmingham, AL 35242
Property Address:	711 TREYMOOR LAKE CIRCLE Alabaster, AL 35007	Date of Sale:	2/12/18
		Total Purchase Price:	95,800.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> 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. 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: 2/12/18

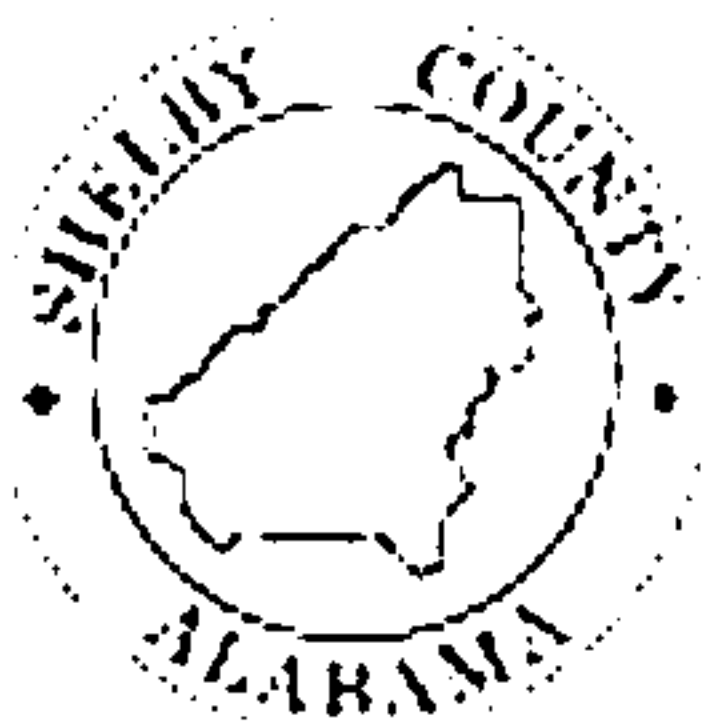
☐ Unattested

K. Martin  
(verified by)

Print:

Sign:

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/16/2018 10:23:45 AM  
\$120.00 DEBBIE  
20180216000050070

James W. Fuhrmeister