

20180727000269000
07/27/2018 03:06:42 PM
DEEDS 1/4

Commitment Number: 180212157
Seller's Loan Number: 0010416659

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
35 1 02 0 002 036.000

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2, whose mailing address is **3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119**, hereinafter grantor, for \$75,000.00 (Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **AZIMA REAL ESTATE, LLC**, hereinafter grantee, whose tax mailing address is **1510 DEER VALLEY DR., HOOVER, AL 35226**, the following real property:

Lot 36, according to the Survey of Willow Cove, Phase 2, as recorded in map book 24, page 49, in the probate office of Shelby County, Alabama.

Property Address is: 118 COVE LANDING, CALERA, AL 35040

BEING THE SAME REAL PROPERTY CONVEYED TO THE GRANTOR DESCRIBED HEREIN BY THAT CERTAIN FORECLOSURE DEED RECORDED ON 05/08/2018, IN INSTRUMENT REFERENCE 20180508000157410

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.

Executed by the undersigned on July 10, 2018:

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-
THROUGH CERTIFICATES, SERIES 2007-2, By Select Portfolio Servicing, Inc., as
Attorney in Fact**

By: [Signature] JUL 10 2018

Name: Coty Evans
Document Control Officer
Its: _____

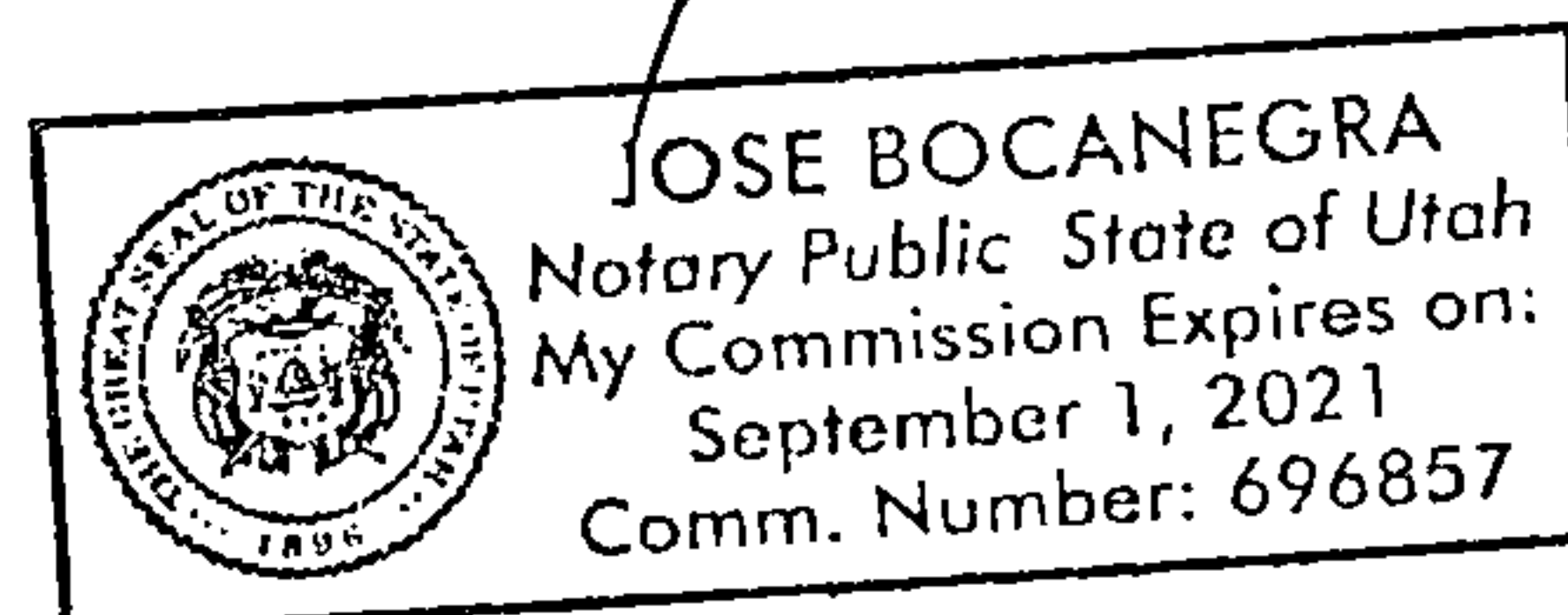
STATE OF Utah
COUNTY OF Salt Lake

*Personally Known

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that
Coty Evans * its Document Control Officer, on behalf of the Grantor **Select
Portfolio Servicing, Inc., as Attorney in Fact for U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST
2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2** is 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
Document Control Officer 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 10 day of JULY, 2018

[Signature]
Notary Public **Jose Bocanegra**



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 ASSOCI
 Mailing Address 3217 S DECKER LAKE DRIVE
SALT LAKE CITY UT 84119

Grantee's Name AZIMA REAL ESTATE LLC
 Mailing Address 1510 DEER VALLEY DRIVE
HOOVER, AL 35226

Property Address 118 COVE LANDING
CALERA, AL 35040

Date of Sale 07/10/2018

Total Purchase Price \$ 75000.00

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 7-26-2017

Print Lisa Nicole ITA

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded
 Official Public Records
 Judge James W. Pugh, Probate Judge,
 County Clerk
 Shelby County, AL
 07/27/2018 03:06:42 PM
 \$99.00 DEBBIE
 20180727000269000

Print Form

Form RT-1