

20180810000287030
08/10/2018 01:59:13 PM
DEEDS 1/3

This instrument was prepared by:
Jeremy L. Parker
Attorney At Law
1560 Montgomery Hwy, Suite 205
Birmingham, AL 35216

Return this Instrument to:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Order No.: AL-REO180180PUR

STATUTORY WARRANTY DEED

Ala.Code 35-4-271

STATE OF Alabama
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-11, U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, Successor by merger to LaSalle Bank National Association, as Trustee ("GRANTOR(S)"), in hand paid by Southern Specialty Properties LLC ("GRANTEE(S)"), the receipt of which is hereby acknowledged, we the said GRANTOR(S), do hereby grant, bargain, sell and convey unto the said GRANTEE(S), the following described real property situated in Shelby County, Alabama, to-wit:

Lot 237, according to the Final Plat, The Woodlands, Section 2,4, & 5 as recorded in Map Book 29 Page 99 in the Probate Office of Shelby County, Alabama, also being described as Lot 237A, being a Resurvey of Lots 237,238,246 & 247, The Woodlands, in Sectors 2,4 & 5, as recorded in Map Book 32, Page 43 in the Probate Office of Shelby County, Alabama.

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 01/31/2018, filed on 01/31/2018 and recorded in Instrument # 20180131000033140, aforesaid records.

TO HAVE AND TO HOLD unto said GRANTEE(S) and his/her/their heirs, successors
And assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set their hands and seals on this 10th day of July, 2018.

WITNESSES

[Signature]
Printed Name: HEIDI LOUS
[Signature]
Printed Name: KAREN SKINNER

GRANTOR:

Lehman XS Trust Mortgage Pass-Through
Certificates, Series 2006-11, U.S. Bank
National Association, as Trustee, successor
in interest to Bank of America National
Association, as Trustee, Successor by merger
to LaSalle Bank National Association, as
Trustee

BY: [Signature]
Nationstar Mortgage, LLC its attorney-in-fact by
virtue of that certain Power of Attorney
recorded in RLPY 2016 Page 9741, Elmore
County, Alabama records

Jeannine Hanson
Assistant Secretary

ACKNOWLEDGEMENT

STATE OF Colorado
COUNTY OF Boulder
I, Dannille Chapman, a Notary Public, in and for said County in said State, hereby certify that
Jeannine Hanson, as Asst. Secretary of Nationstar Mortgage, LLC
attorney in fact for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-11, U.S. Bank
National Association, as Trustee, successor in interest to Bank of America National Association, as
Trustee, Successor by merger to LaSalle Bank National Association, as Trustee, whose name is signed to
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents, they executed the same voluntarily on the date the same bears date.

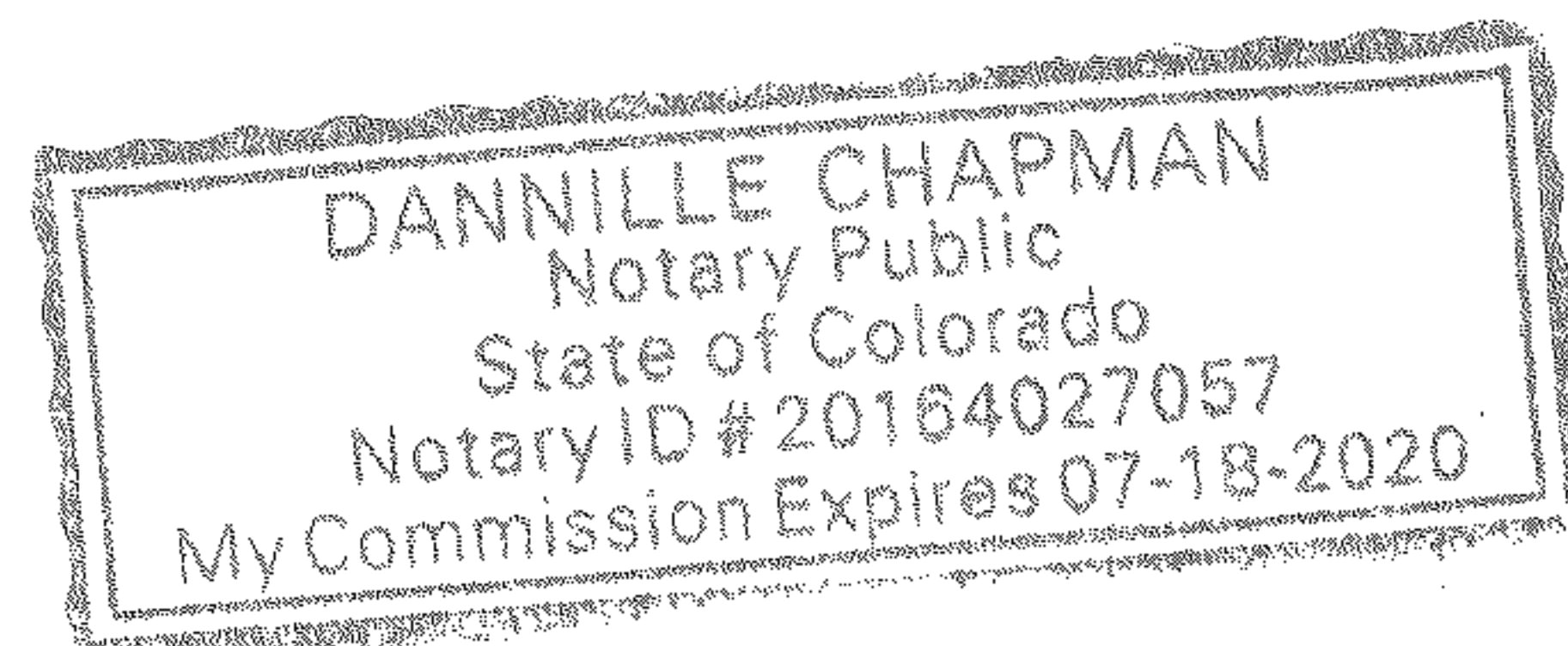
Given under my hand and official seal this the 10th day of July, 2018

[Signature]
Notary Public
My Commission Expires: 7-18-2020

[Notary Seal]

Grantee's Mailing Address:

3611 Braselton Highway Suite 203
Dacula, GA 30019



Deed (Statutory Warranty _AL)

AL-REO180180PUR

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>Lehman XS Trust</u> <u>Mortgage Pass-Through</u> <u>Certificates, Series</u> <u>2006-11, U.S. Bank</u> <u>National Association, as</u> <u>Trustee, successor in</u> <u>interest to Bank of</u> <u>America National</u> <u>Association, as Trustee,</u> <u>Successor by merger to</u> <u>LaSalle Bank National</u> <u>Association, as Trustee</u>	Grantee's Name:	<u>Southern Specialty</u> <u>Properties LLC</u>
Mailing Address:	<u>8950 Cypress Waters</u> <u>Boulevard</u> <u>Coppell, TX 75019</u>	Mailing Address:	<u>3611 Braselton Highway</u> <u>Suite 203</u> <u>Dacula, GA 30019</u>
Property Address:	<u>1419 Woodlands Circle</u> <u>Helena, AL 35080</u>	Date of Sale:	<u>July 29, 2018</u>
		Total Purchase Price:	<u>\$213,150.00</u>
		or	
		Actual Value:	<u>\$</u>
		or	
		Assessor's Market Value:	<u>\$</u>

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 Other | <input 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.

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).

Jeannine Hanson

Assistant Secretary

Date 07/29/2018

Unattested

(verified by)

Print

Sign

Jeannine Hanson
(Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/10/2018 01:59:13 PM
\$234.50 CHERRY
20180810000287030

James W. Fuhrmeister