

20181108000396020  
11/08/2018 11:53:49 AM  
DEEDS 1/4

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

Return this Instrument to:  
SKW Title Company, LLC  
3475 Dallas Highway, Bldg 300, Ste 320  
Marietta, GA 30064

Order No.: AL-REO180218ATN

**STATUTORY WARRANTY DEED**

Ala.Code 35-4-271

STATE OF Texas  
COUNTY OF Denton

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND 00/100 DOLLARS (10.00), to the undersigned 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 for Merrill Lynch First Franklin Mortgage Loan Trust 2007-5, Mortgage Pass-Through Certificates, Series 2007-5 ("GRANTOR(S)"), in hand paid by John M. Saucier and Kimberly D. Saucier ("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 37, according to the First Amended Plat of Greystone Farms North Phase I, as recorded in Map Book 23, page 57 in the Probate office of Shelby County, Alabama.

\$403,200.00 of the Purchase price was obtained by a Money Mortgage filed simultaneously

THIS conveyance is made subject to a statutory right of redemption arising by virtue of that mortgage foreclosure deed dated 12/07/2017, filed on 12/19/2017 and recorded in 20171219000452330, 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 \_\_\_\_\_ day of \_\_\_\_\_ SEP 19 2010 \_\_\_\_\_.

WITNESSES

Rocio Zambrano  
Printed Name: Rocio Zambrano

Maria Alonso  
Printed Name: Maria Alonso

GRANTOR:

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 for Merrill Lynch First  
Franklin Mortgage Loan Trust 2007-5,, Mort

BY: Mariola Broas  
Nationstar Mortgage LLC

ACKNOWLEDGEMENT

STATE OF Tx  
COUNTY OF Denton

I, Teresa Love, a Notary Public, in and for said County in said State, hereby certify that  
Mariola Broas as Assistant Secretary of attorney in fact for 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 for Merrill Lynch First  
Franklin Mortgage Loan Trust 2007-5, Mortgage Pass-Through Certificates, Series 2007-5, 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.

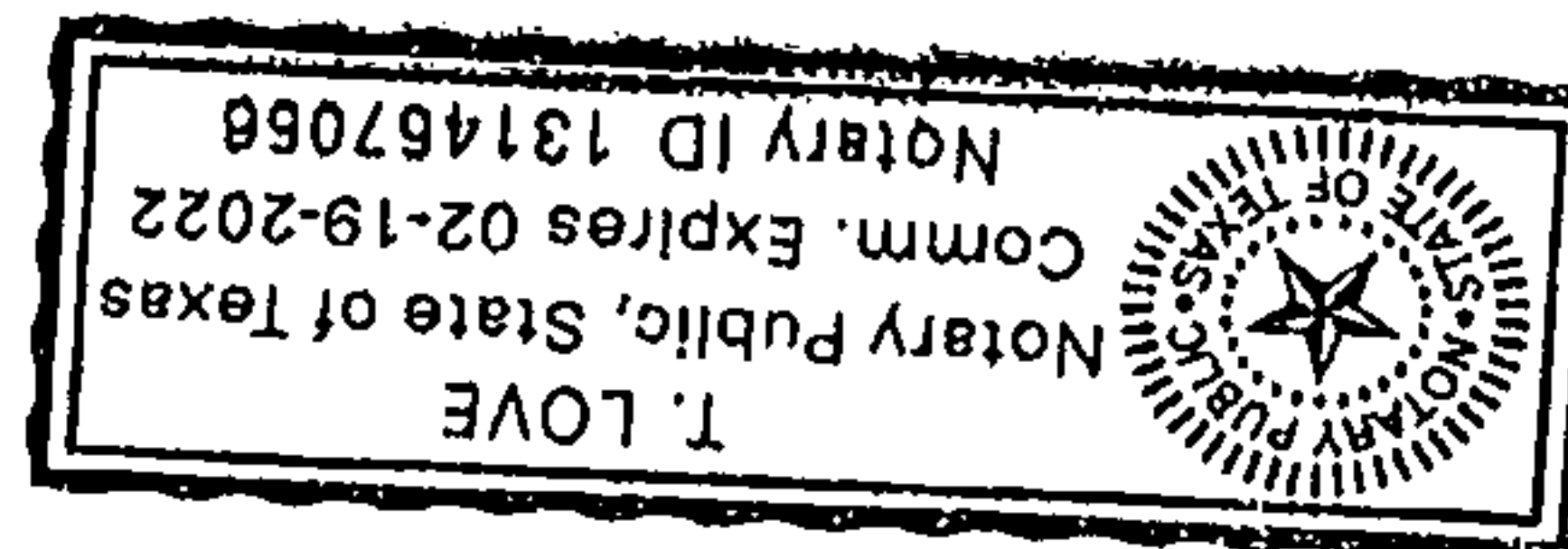
Given under my hand and official seal this the \_\_\_\_\_ day of SEP 19 2010 \_\_\_\_\_.

T. Love  
Notary Public  
My Commission Expires:

[Notary Seal]

Grantee's Mailing Address:

374 N Lake Road  
Birmingham, AL 35242



**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>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 for Merrill Lynch First Franklin Mortgage Loan Trust 2007-5, Mortgage Pass-Through Certificates, Series 2007-5</u>	Grantee's Name:	<u>John Saucier</u>
Mailing Address:	<u>8950 Cypress Waters Blvd Coppell, TX 75019</u>	Mailing Address:	<u>374 N Lake Road Birmingham, AL 35242</u>
Property Address:	<u>374 N Lake Road Birmingham, AL 35242</u>	Date of Sale:	<u>November 7, 2018</u>
		Total Purchase Price:	<u>\$504,000.00</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).

Date 11/07/2018

Print \_\_\_\_\_

\_\_\_\_\_  
Unattested  
\_\_\_\_\_  
(verified by)

\_\_\_\_\_  
Sign  
\_\_\_\_\_  
Mariola Broas  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/08/2018 11:53:49 AM  
\$125.00 CHERRY  
20181108000396020

*Allie S. Bayl*