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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
A & LR Properties, LLC
2004 Butler Rd.
Alabaster, AL 35007

File #: N-USB-117383

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of ONE HUNDRED FIFTEEN THOUSAND FIFTY and 00/100 (\$115,050.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, U.S. BANK NATIONAL ASSOCIATION F/K/A U.S. BANK NATIONAL ASSOCIATION ND, whose post office address is 4801 Frederica St., Owensboro, KY 42301, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to A & LR PROPERTIES, LLC, whose address is 2004 Butler Rd., Alabaster, AL 35007, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Property Address: 1400 Navajo Trail, Alabaster, AL 35007
Parcel ID: 13-7-26-3-003-035.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 30th day of
November, 2018.

Crystal Vaughn
Witness

Crystal Vaughn

Printed Name

Jane Byrkit
Witness

Jane Byrkit

Printed Name

U.S. BANK NATIONAL ASSOCIATION F/K/A U.S. BANK
NATIONAL ASSOCIATION ND

By: Rita J. Heinn

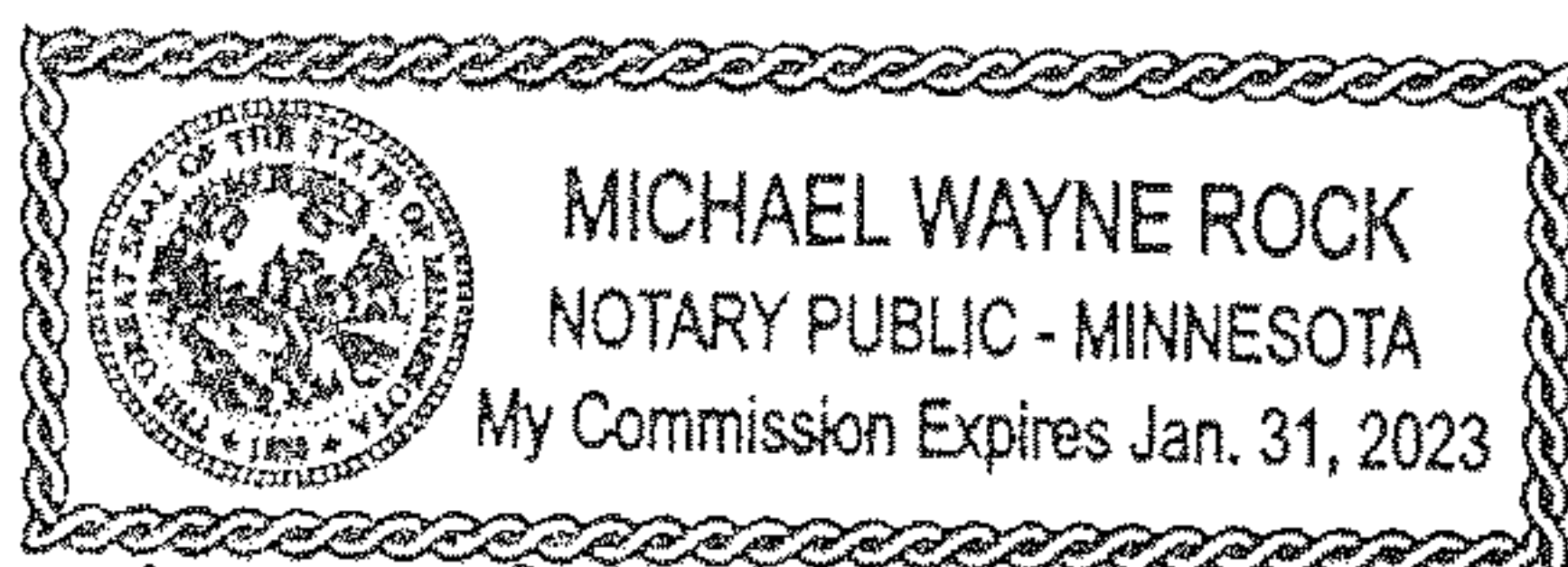
Name/Title: Rita J. Heinn/Assistant Vice President

STATE OF MINNESOTA }

COUNTY OF HENNEPIN }

I, a Notary Public, in and for said County in said State, hereby certify that Rita J. Heinn
whose name is Assistant Vice President of U.S. BANK NATIONAL ASSOCIATION F/K/A U.S.
BANK NATIONAL ASSOCIATION ND, is signed to the foregoing instrument or conveyance 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 corporation.

Given under my hand this 30th day of November, 2018



Michael Wayne Rock

Notary Public

My commission expires: 1-31-2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither
representation as to the status of the title nor property use or any zoning regulations concerning described property
herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided
to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Angelina Whittington, Esquire

3849 Lithia Pinecrest Rd.

Valrico, FL 33546

EXHIBIT "A"

LOT 33, ACCORDING TO THE SURVEY OF NAVAJO HILLS FOURTH SECTOR, AS RECORDED
IN MAP BOOK 5, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,
SITUATED IN SHELBY COUNTY, ALABAMA.

Property Address: 1400 Navajo Trail, Alabaster, AL 35007
Parcel ID: 13-7-26-3-003-035.000

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 f/
 Mailing Address k/a U.S. Bank National Associati
 4801 Frederica St.
 Owensboro, KY 42301

Grantee's Name A & LR Properties, LLC
 Mailing Address 2004, Butler Rd.
 Alabaster, AL 35007

Property Address 1400 Navajo Trail
 Alabaster, AL 35007

Date of Sale _____
 Total Purchase Price \$ _____
 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 12/6/18

Print Addhonor, Lilibeth OROZCO CRUZ

Unattested

[Signature]
 (verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/11/2018 10:22:44 AM
 \$139.50 CHERRY
 20181211000431330

Print Form

Form RT-1

Allen S. Bayl