

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
Croix Properties, LLC
404 Bentmoor Way
Helena, AL 35080

20190308000074630 1/2 \$198.00
Shelby Cnty Judge of Probate, AL
03/08/2019 10:26:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that US Bank Trust NA for LSF10 Master Participation Trust, (herein referred to as Grantor), for and in consideration of **One Hundred Eighty Thousand Dollars (\$180,000.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Croix Properties, LLC**, (herein referred to as Grantee), in fee simple, together with every right of reversion, in or to the following described real property situated in the County of Shelby, State of Alabama:

Lot 1112, according to the Survey of Second Addition, Old Cahaba, Phase III, as recorded in Map Book 29, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said **Croix Properties, LLC**, in fee simple, and to the heirs, together with every right of reversion. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: Grantor does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the Grantor, since the date of acquisition thereof by the Grantor. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the undersigned has set his/her hand as the duly authorized representative of the US Bank Trust NA for LSF10 Master Participation Trust, this 25 day of February, 2019.

US Bank Trust NA for LSF10 Master Participation Trust

By: Joshua Gehman
Joshua Gehman, Authorized Signatory

STATE OF Georgia
COUNTY OF Fulton

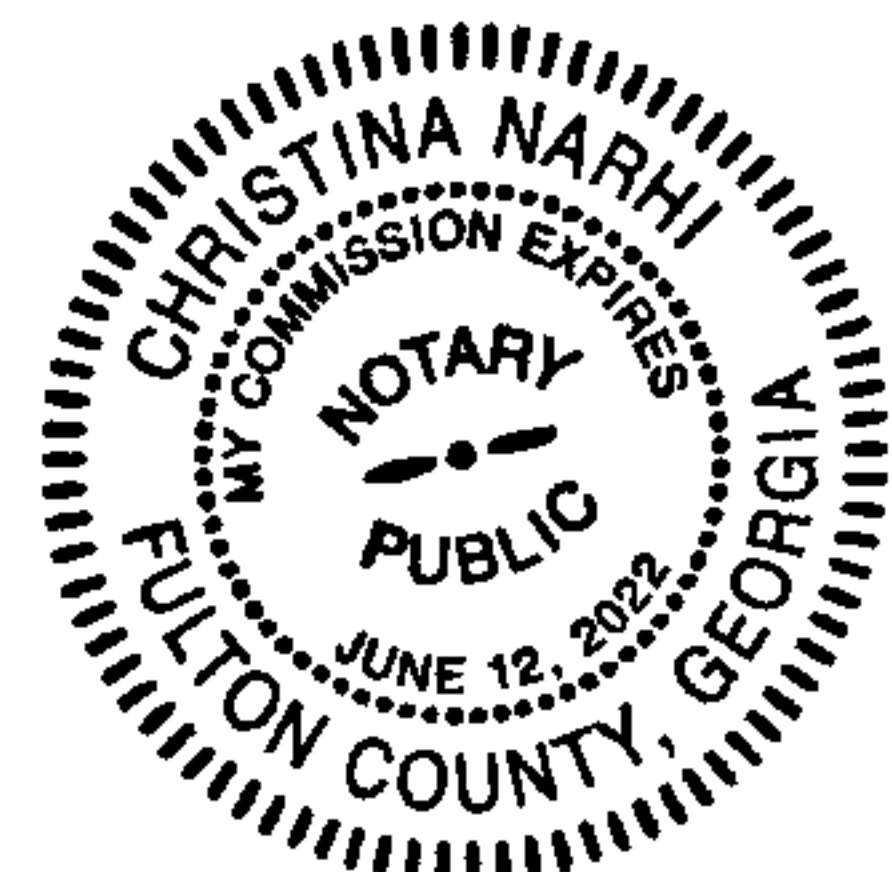
I, undersigned, a Notary Public in and for said County in said State, do hereby certify that Joshua Gehman, Authorized Signor for US Bank Trust NA for LSF10 Master Participation Trust and the person who executed the foregoing instrument, and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and on behalf of US Bank Trust NA for LSF10 Master Participation Trust, on the day and year above stated.

GIVEN under my hand and official seal this 25 day of February 2019.

Christina Narhi
NOTARY PUBLIC
My Commission Expires: 6/12/22

THIS INSTRUMENT PREPARED BY:
Rick Battaglia, Attorney at Law
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Shelby County, AL 03/08/2019
State of Alabama
Deed Tax: \$180.00



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name US BANK TRUST NA FOR LSF10
Mailing Address MASTER PARTICIPATION TRUST
3630 PEACHTREE ROAD NE, STE 1500
ATLANTA, GA 30328

Grantee's Name CROIX PROPERTIES, LLC
Mailing Address 2539 JOHN HAWKINS PKWY, STE 101 PMB 162
HOOVER, AL 35244

Property Address 404 BENTMOOR WAY
HELENA, AL 35080

Date of Sale FEBRUARY 28, 2019
Total Purchase Price \$ 180,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print ANTHONY METCALFE

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____



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Form RT-1