

20190311000076530 1/2 \$34.00
Shelby Cnty Judge of Probate: AL
03/11/2019 09:05.45 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
PROPERTY ADDRESS:
William Allen Rhoads
262 Highway 22
Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS, that US Bank Trust NA for LSF9 Master Participation Trust, (herein referred to as Grantor), for and in consideration of **Fifteen Thousand Nine Hundred Dollars (\$15,900.00)**, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **William Allen Rhoads**, (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:

A Parcel of land situated in the NE1/4 of Section 2, Township 22 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said NE1/4, thence South along the East line of said NE1/4 to the SE corner of Lot 1 of Taft Subdivision, as recorded in Map Book 40, Page 40, in the Office of the Judge of Probate in Shelby County, Alabama; thence continue South along said East line of said 1/4 Section and the Southerly projection of the East line of said Lot 1, 41.35 feet to the approximate centerline of Shelby County Highway No. 22; thence 82 degrees 42'25" right in a Southwesterly direction and along said centerline, 283.59 feet to the point of beginning; thence continue along last described course 105.00 feet; thence 82 degrees 02'18" left in a Southerly direction 207.42 feet; thence 97 degrees 50'51" left in a Northeasterly direction, 105.00 feet; thence 82 degrees 09'09" left in a Northerly direction 207.42 feet to the point of beginning. Containing one half acre, more or less. Also, Less and Except any portion on the Northerly part of described property lying within a public right of way.

This legal description was obtained by the Final Order of Consent Judgment filed in Shelby County Circuit Court in Case No. 58-CV-2017-900213.00.

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 **William Allen Rhoads**, 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 LSF9 Master Participation Trust, this 1 day of March, 2019.

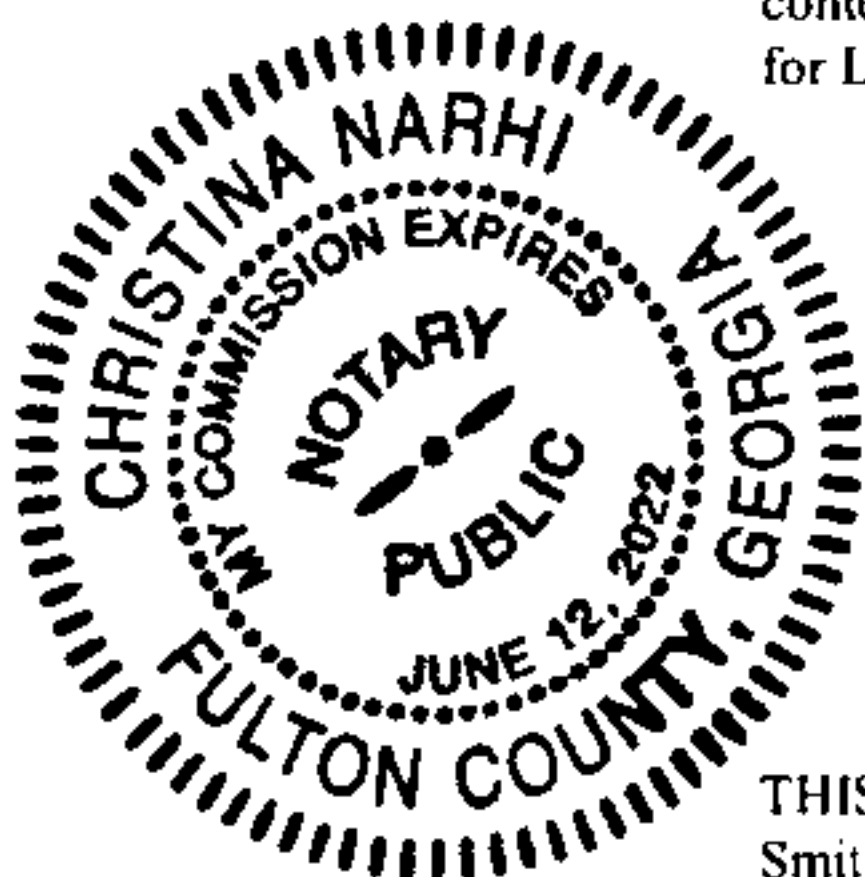
US Bank Trust NA for LSF9 Master Participation Trust

By: [Signature]
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 LSF9 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 LSF9 Master Participation Trust, on the day and year above stated.

GIVEN under my hand and official seal this 1 day of March 2019.



[Signature]
NOTARY PUBLIC
My Commission Expires: 6/12/22

THIS INSTRUMENT PREPARED BY:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Shelby County, AL 03/11/2019
State of Alabama
Deed Tax: \$16.00

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 LSF9
Mailing Address MASTER PARTICIPATION TRUST
3830 PEACHTREE RD NE STE 1500
ATLANTA, GA 30328

Grantee's Name WILLIAM ALLEN RHOADS
Mailing Address 1053 LONG BRANCH PARKWAY
CALERA, AL 35040

Property Address 262 HIGHWAY 22
MONTEVALLO, AL 35115

Date of Sale MARCH 4, 2019
Total Purchase Price \$ 15,900.00

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

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1