



20190313000080930 1/3 \$115.50
Shelby Cnty Judge of Probate, AL
03/13/2019 11:43:30 AM FILED/CERT

Prepared by: Jonathan H. Kasper, Esq. McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 34 Rose Hill Circle Calera, AL 35040
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SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **U.S. Bank National Association** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Jessica Parson and Jason Parson** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 16, according to the Survey of Southern Hills, Sector 5, as recorded in Map Book 16, Page 132, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 08/16/2017 IN INSTRUMENT # 20170816000297370, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Property Address: 34 Rose Hill Circle, Calera, AL
35040
File#: AL180053

IN WITNESS WHEREOF, U.S. Bank National Association who is authorized to execute this conveyance, has hereto set its signature and seal, on this 19 day of February,
_____.

U.S. Bank National Association

By: [Signature] (SEAL)

Name: Jane Byrkit

Title: Officer

Attested: [Signature] (SEAL)

Name: FLORINDA DE CERRO SANCHEZ

Title: OFFICER

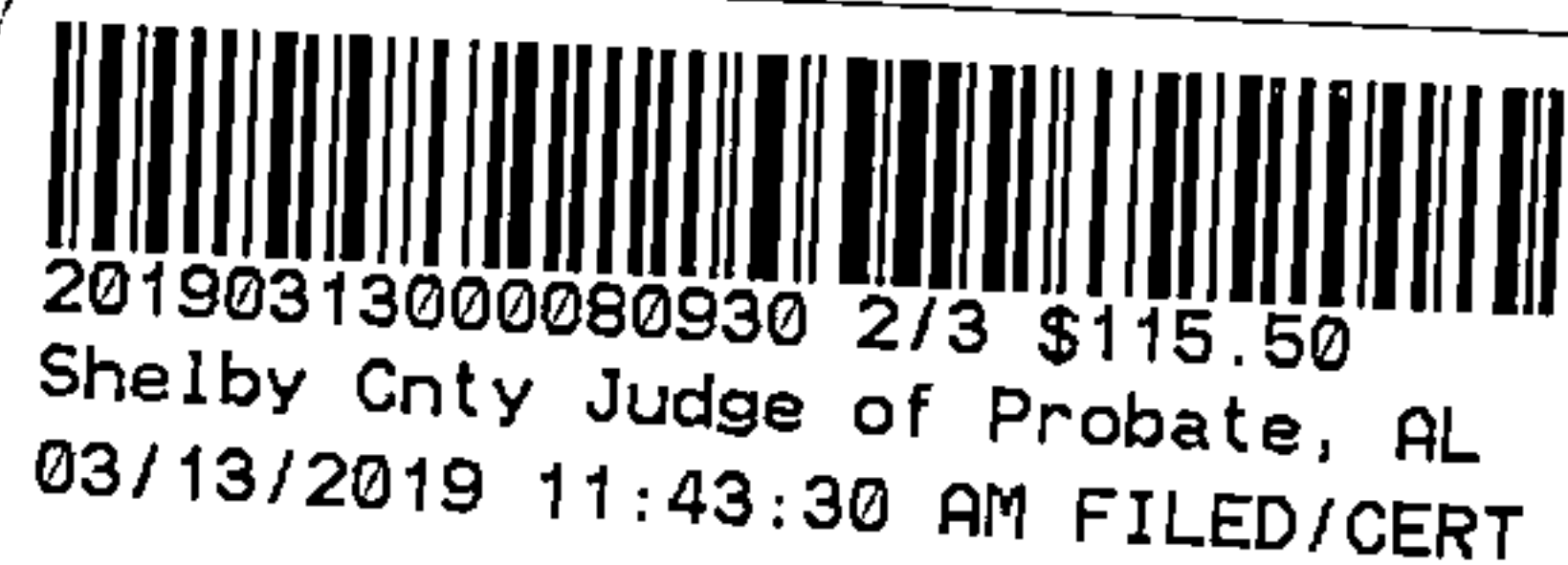
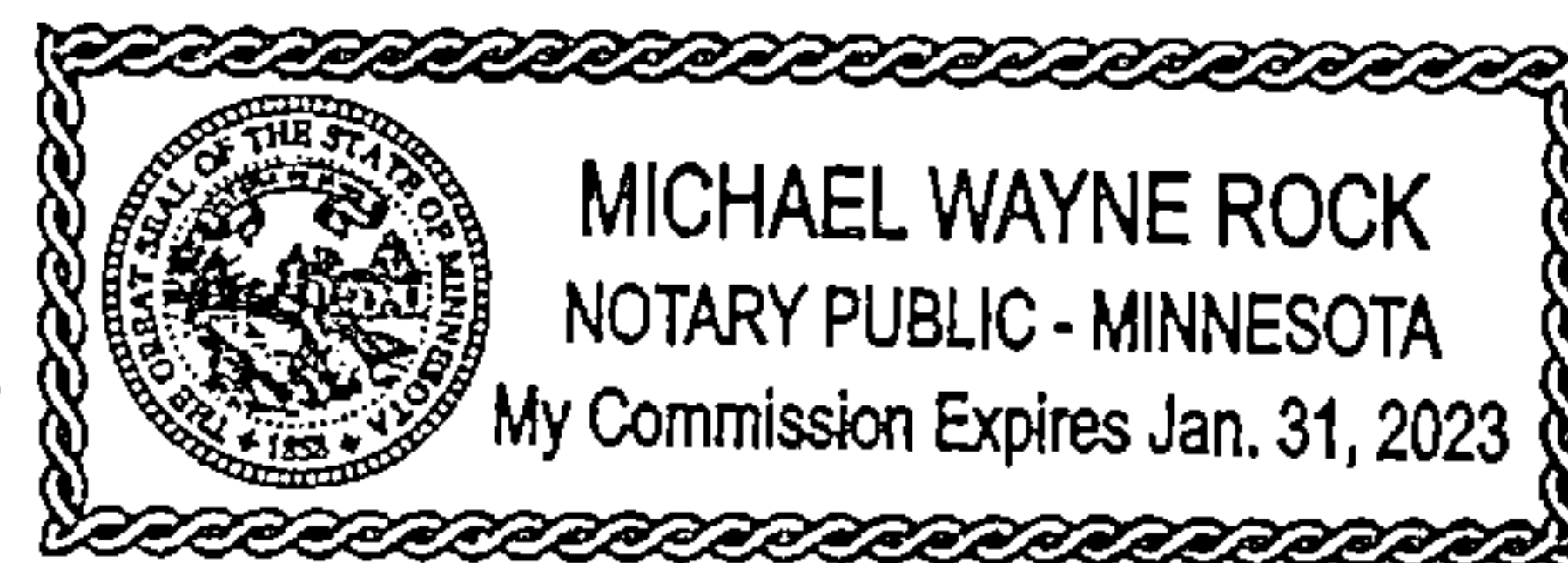
State of Minnesota
County of Hennepin

I, Michael Wayne Rock the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Jane Byrkit whose name as Officer of U.S. Bank National Association, is signed to the foregoing conveyance, and who is known to me or has produced N/A as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 19 day of February, 2019.

Michael Wayne Rock
Notary Public

My Commission expires: 01/31/2023



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
Mailing Address 4801 Frederica St
Owensboro, KY 42301

Grantee's Name Jessica Parson and Jason Parson
Mailing Address 165 Windsor Ln
Pelham, AL 35124

Property Address 34 Rose Hill Circle
Calera, AL 35040

Date of Sale 03/08/2019
Total Purchase Price \$94,200.00
or
Actual Value 94,200.00
or
Assessor's Market Value 94,200.00

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 3/8/19

Print JASON PARSON

Unattested

W. Brennan Ridge
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Shelby County, AL 03/13/2019
State of Alabama
Deed Tax: \$94.50



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