

20190401000102070
04/01/2019 09:09:44 AM
DEEDS 1/4

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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
Conrex Master, LLC
1505 King Street, Ext, Suite 100
Charleston, SC 29405

File #: 101-10102488

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of ONE HUNDRED SIXTY-ONE THOUSAND SEVEN HUNDRED and 00/100 (\$161,700.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, US BANK NATIONAL ASSOCIATION, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-1, whose post office address is 8950 Cypress Waters Blvd., Coppell, TX 75019, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to CONREX MASTER, LLC, whose address is 1505 King Street, Ext, Suite 100, Charleston, SC 29405, (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: 5994 Forest Lakes Cove, Sterrett, AL 35147
Parcel ID: 09 5 22 0 008 030.000

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 14 day of March, 2019.

[Signature]
Witness

Jeannine Hanson
Printed Name

[Signature]
Witness

Noemi Talamantes
Printed Name

US BANK NATIONAL ASSOCIATION, as Trustee,
successor in interest to Wilmington Trust Company, as
Trustee, successor in interest to Bank of America National
Association, as Trustee, successor by merger to LaSalle Bank
National Association, as Trustee for Lehman XS Trust
Mortgage Pass-Through Certificates, Series 2007-1
By NATIONSTAR MORTGAGE LLC as attorney in fact

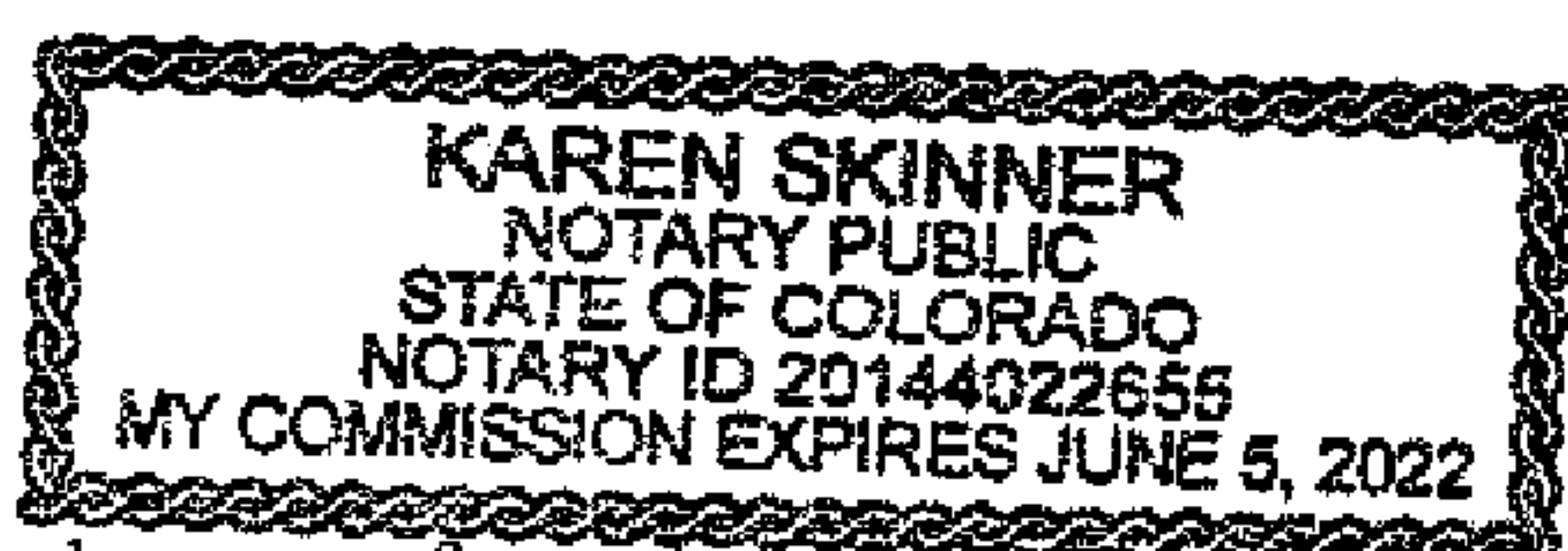
By: X [Signature]
Daniel Thibault
Assistant Secretary

STATE OF CO

COUNTY OF DOUGLAS

I, a Notary Public, in and for said County in said State, hereby certify that Daniel Thibault
Assistant Secretary
whose name is Asst. Sec. of NATIONSTAR MORTGAGE LLC as attorney in fact
for US BANK NATIONAL ASSOCIATION, as Trustee, successor in interest to Wilmington Trust
Company, as Trustee, successor in interest to Bank of America National Association, as Trustee,
successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage
Pass-Through Certificates, Series 2007-1, 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 14 day of March, 2019.



[Signature]
Notary Public
My commission expires: 6-5-22

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"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA,
TO WIT:

LOT 301 ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN
MAP BOOK 33 AT PAGE 25A, B AND C IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

BEING THE SAME WHICH DEBRA JEAN FLANDERS, AN UNMARRIED WOMAN BY DEED
DATED OCTOBER 24, 2006 AND RECORDED NOVEMBER 15, 2006 IN THE COUNTY OF
SHELBY, STATE OF ALABAMA IN 20061115000558770 CONVEYED UNTO U.S. BANK
NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON
TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA
NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-1 (SUBJECT TO SCHEDULE B REQUIREMENTS).

Tax Parcel Identification Number: 06-04-19-0-201-032.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name U.S Bank National Association
Mailing Address 8950 Cypress Waters Blvd
Coppell, TX 75019

Grantee's Name Conrex Master, LLC
Mailing Address 1505 King Street, Ext Suite 100
Charleston, SC 29405

Property Address 5994 Forest Lakes Cove,
Sterrett, AL 351475994 Forest
Lakes Cove

Date of Sale March 27, 2019
Total Purchase Price \$161,700.00sales
or
Actual Value \$

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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 March 27, 2019

Print OS National

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 09:09:44 AM
\$186.00 CHERRY
20190401000102070

Allen S. Byrd

Form RT-1