

20200225000073680
02/25/2020 11:24:18 AM
DEEDS 1/4

Commitment Number: 180363384
Seller's Loan Number: 0014594592

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04 6 24 0 000 041.002

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$23,000.00 (Twenty Three Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to JAVIER HERNANDEZ-PEREZ and FLORENCIO HERNANDEZ-SALAZAR, hereinafter grantees, whose tax mailing address is 145 MERRYWOOD LN, STERRETT, AL 35147, the following real property:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID QUARTER A DISTANCE OF 1,154.57 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN EASTERLY 349.12 FEET TO A POINT; THENCE TURN 90 DEGREES 00 MINUTES 00 SECONDS RIGHT AND RUN SOUTHERLY 297.34 FEET TO A STEEL PIN CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE TURN 04 DEGREES 45 MINUTES 29 SECONDS RIGHT AND CONTINUE SOUTHERLY 310.00 FEET TO A STEEL PIN CORNER; THENCE TURN 85 DEGREES 14 MINUTES 17 SECONDS RIGHT AND RUN WESTERLY 210.00

FEET TO A STEEL PIN CORNER ON THE EAST MARGIN OF MERRYWOOD LANE, A GRAVEL SURFACED PUBLIC ROAD; THENCE TURN 94 DEGREES 43 MINUTES 50 SECONDS RIGHT AND RUN NORTHERLY ALONG THE SAID EAST MARGIN OF SAID ROAD 310.00 TO A STEEL PIN CORNER; THENCE TURN 85 DEGREES 16 MINUTES 24 SECONDS RIGHT AND RUN EASTERLY 210.17 FEET TO THE POINT OF BEGINNING.

Property Address is: 145 MERRYWOOD LN, STERRETT, AL 35147

BEING THE SAME REAL PROPERTY CONVEYED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4 TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4 BY THAT CERTAIN FORECLOSURE DEED RECORDED ON 08/15/2018, IN INSTRUMENT REFERENCE 20180815000292080.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on FEB 13 2020, 2020:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] FEB 13 2020

Name: RICHARD ORTIZ

Its: Document Control Officer

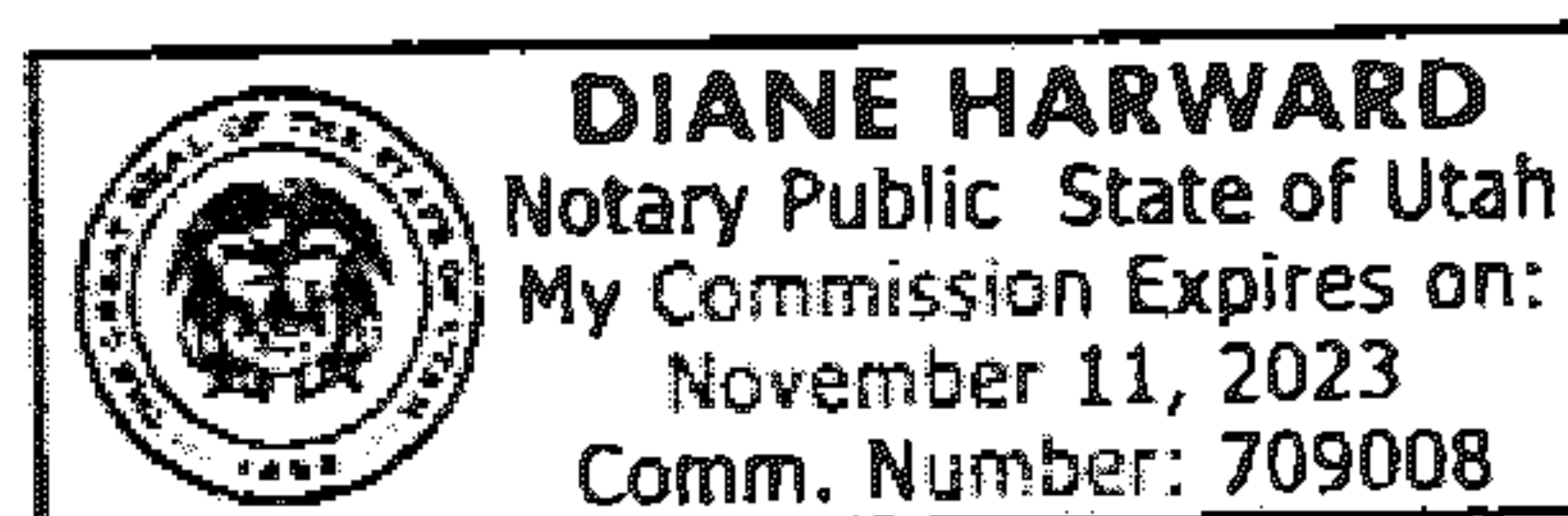
STATE OF Utah
COUNTY OF Salt Lake

☒ Personally Known
☒ Document Control Officer

The foregoing instrument was acknowledged before me on Feb. 13, 2020. Before me, Diane Harward, a Notary Public of said State and County aforesaid, personally appeared Richard Ortiz Its X, X* on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Given under my hand an official seal this 13 day of Feb, 2020

[Signature]
Notary Public



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 Nat'l Association
 Mailing Address 3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

Grantee's Name Javier Hernandez Perez
 Mailing Address 145 Merrywood Ln
Stevie H, AL 35147

Property Address 145 Merrywood Ln
Stevie H, AL 35147

Date of Sale 2/21/2020
 Total Purchase Price \$ 23,000
 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 2/21/2020

Print George M. Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/25/2020 11:24:18 AM
 \$54.00 CHERRY
 20200225000073680

Allen S. Bayl