

20200515000193570
05/15/2020 11:25:47 AM
DEEDS 1/3

Send Tax Notice To:
Hardland Properties LLC
108 Longfeather Cir, Alabaster, AL 35007

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STATE OF ALABAMA

COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF \$65,550.00 (Sixty Five Thousand Five Hundred Fifty Dollars and Zero Cents) and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto Hardland Properties LLC (hereinafter referred to as the "Grantee") the following described real estate situated in the County of Shelby, State of Alabama.

Part of Lot 8 and part of Lot 9 of Block 2 of a map known as K.B. Nickerson's survey of Helena Road, recorded in Judge of Probate Office in Shelby County, Alabama, in Map Book 3, Page 116: Part of Lot 8 and part of Lot 9 of Block 2, of a map known as K.B. Nickerson's Survey of Helena Road, in Shelby County, being more particularly described as follows: begin at the Northwest corner of said Lot 8, thence in a southerly direction along the East boundary of Pine Street 33.00 feet (total width of street) to the point of beginning of a tract of land herein described; thence continuing in Southerly direction in a straight line along East boundary of Pine Street 170.00 feet; thence turning an angle of 88 degrees 00 minutes to the left in an Easterly direction 200.00 feet; thence turning an angle of 92 degrees 00 minutes to the left in a Northerly direction 170.00 feet; thence turning an angle of 88 degrees 00 minutes to the left in a Westerly direction 200.00 feet to the point of beginning. Containing 0.7800 acres, more or less.

Prior instrument reference: 20191125000438200 of the Public Records of the Judge of Probate of Shelby County, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Witness (If Applicable)

U.S. Bank National Association, as
Trustee for SASCO Mortgage Loan Trust
2002-12, by Wells Fargo Bank, NA as
Attorney-in-Fact

By: [Signature]
Name: Megan McAfee

By: [Signature]
Name: LINDSAY DORAN
Its: Vice President, Loan Documentation
Date: 21 day of April, 2020

State of Iowa

County Dallas

On this 21st day of April, A.D. 2020, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in fact for U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2002-12, by authority of its board of (directors or trustees) and the said(officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem
Notary Public

(Signature)

(Stamp or Seal)



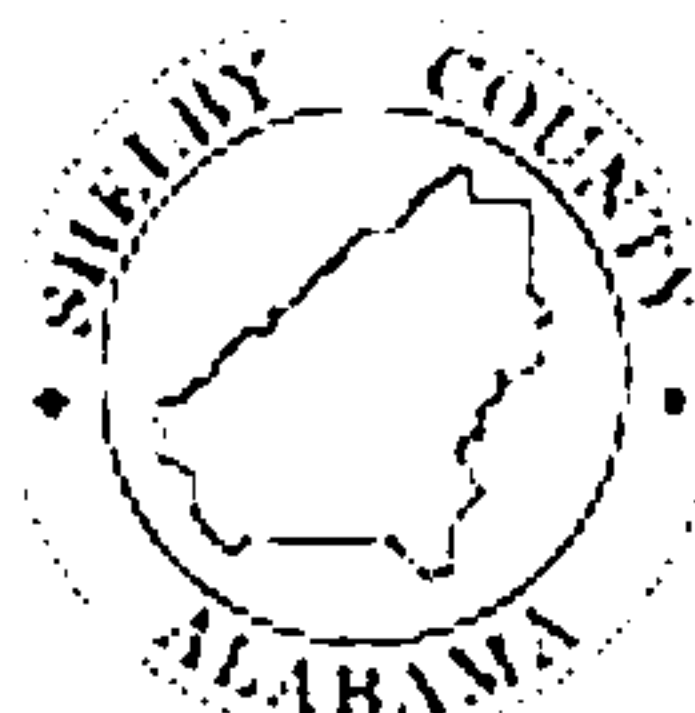
Prepared by:

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. Commitment Number: DEF1920234

Send future tax bills to:

Boston National Title Agency, LLC
400 Rouser Rd
Bldg 2, Suite 602
Coraopolis, PA 15108

307 8TH STREET SW
220-AL-V5



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2020 11:25:47 AM
\$94.00 CHARITY
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Allen S. Bayl