

Commitment Number: DEF2025390

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. File Number: DEF2025390.

Record and Return To:  
Boston National Title Agency, LLC  
400 Rouser Road, Suite 101  
Coraopolis, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**23 6 14 4 001 001.022**

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**SPECIAL/LIMITED WARRANTY DEED**

**U.S. Bank Trust, N.A., as Trustee for LSF11 Master Participation Trust**, hereinafter grantor, whose tax-mailing address is **3630 Peachtree Rd NE., Ste 1500, Atlanta, GA 30326**, for \$190,475.00 (One Hundred Ninety Thousand Four Hundred Seventy Five Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Richard L Hall II**, hereinafter grantee, whose tax mailing address is **1402 Mollys Pl., Alabaster, AL 35007**, the following real property:

**The following described property situated in Shelby County, Alabama, to-wit: Lot 72, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama.**

**Property Address is: 1402 Mollys Pl., Alabaster, AL 35007**

Prior instrument reference: **2019010000374740**

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 grantee forever.

Executed by the undersigned on May 21, 2020:

  
\_\_\_\_\_

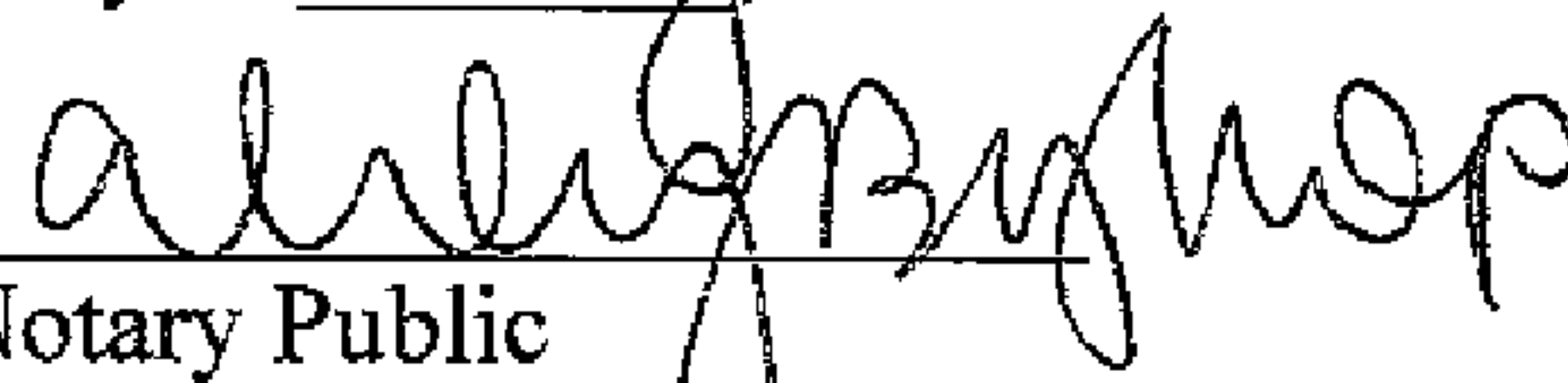
U.S. Bank Trust, N.A., as Trustee for LSF11 Master Participation Trust

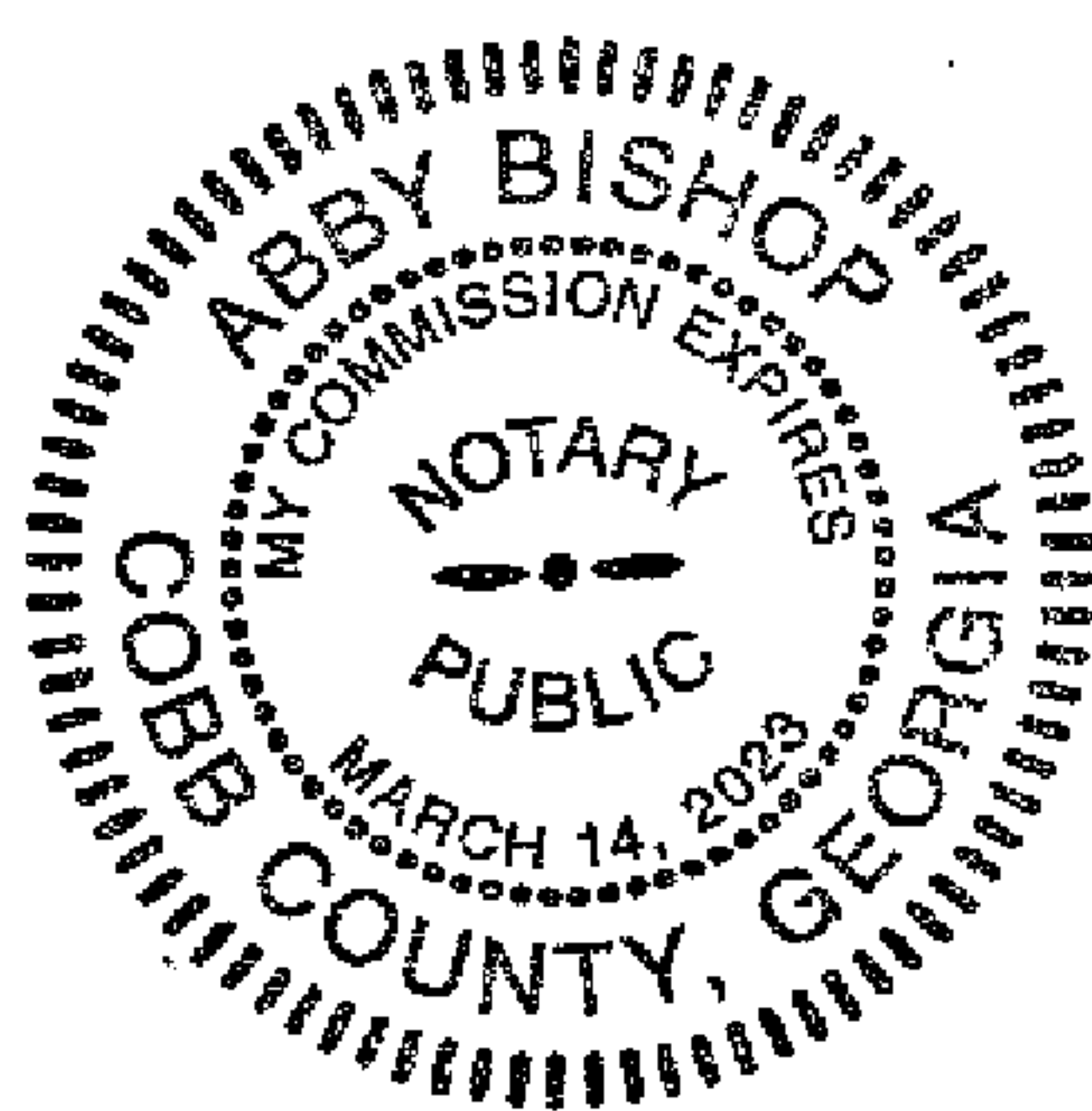
By: Joshua Gehman  
Its: Authorized Person

STATE OF Georgia  
COUNTY OF  Cobb

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Joshua Gehman its authorized signer on behalf of the Grantor U.S. Bank Trust, N.A., as Trustee for LSF11 Master Participation Trust is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as \_\_\_\_\_ and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 21 day of May, 2020

  
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 U.S. Bank Trust, N.A., as Trustee for  
Mailing Address 3630 Peachtree Rd NE, Ste. 1500  
Atlanta, GA 30326

Grantee's Name Richard Hall  
Mailing Address 1402 Mollys Place  
Alabaster, AL 35007

**20200724000311440 07/24/2020 01:46:09 PM DEEDS 3/3**

Property Address 1402 Mollys Place  
Alabaster, AL 35007

Date of Sale 05/21/2020

Total Purchase Price \$ 190,475.00

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).

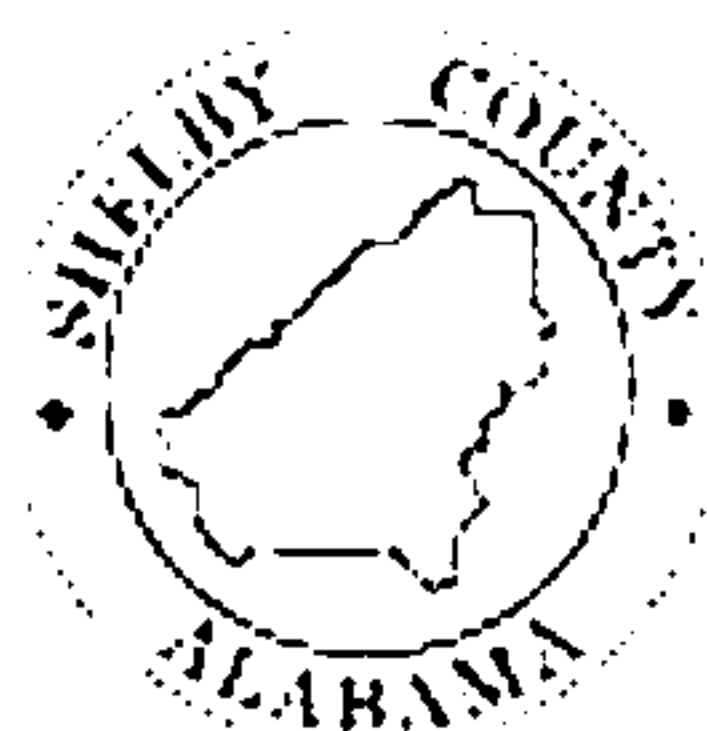
Date 07/22/2020 JV  
~~06/22/2020~~

Print Joseph P. Vallone

Sign

Joseph P. Vallone

(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL (verified by)  
07/24/2020 01:46:09 PM  
\$31.50 JESSICA  
20200724000311440

Allen S. Bayl

**Form RT-1**