

20201007000455950
10/07/2020 02:29:05 PM
DEEDS 1/4

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE made this 28th day of September, 2020.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Seventy-Six Thousand One Hundred Dollars and 00/100 (\$76,100.00)** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **US Bank Trust, National Association as Trustee of Igloo Series IV Trust by SN Servicing Corporation as Attorney in Fact** (herein referred to as "Grantor") grants, bargains, sells and conveys unto **Rachel Danna Gibson Harris and Jonathan Forrest Harris**, (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 105 OLD LOKEY FERRY ROAD, WILSONVILLE, ALABAMA, 35186

Parcel #: 20-1-12-0-001-010.006

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitles thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by ALLISON HOLLAND, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 28 day of September, 2020 on behalf of **US Bank Trust, National Association as Trustee of Igloo Series IV Trust**, by SN Servicing Corporation as Attorney in Fact.

US Bank Trust, National Association as Trustee of Igloo Series IV Trust
by SN Servicing Corporation as Attorney in Fact

By: [Signature]

Printed Name of Signer: ALLISON HOLLAND

Title of Signer: VICE PRESIDENT

STATE OF CALIFORNIA

COUNTY OF HUMBOLDT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that [Signature] of **SN Servicing Corporation as Attorney in Fact for US Bank Trust, National Association as Trustee of Igloo Series IV Trust**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they (he/she), as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal this 28 day of September, 2020.

[Signature]
Notary Public

My commission expires:

Send Tax Notice To:
Rachel Harris

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of HUMBOLDT)

On September 28, 2020 before me, Michelle Norton, Notary Public,
(here insert name and title of the officer)

personally appeared ALLISON HOLLAND

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

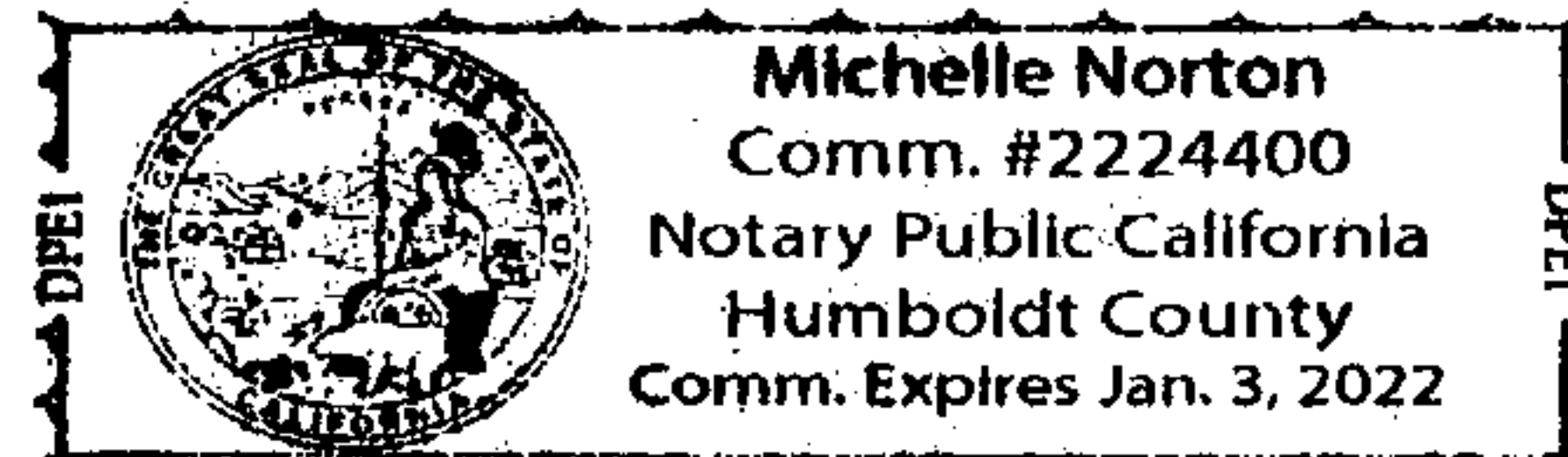
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

(Seal)



Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Special Warranty

1 Deed containing 2 pages, and dated 9-28-2020

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other:

representing:

California notaries may not determine representative capacity

Name(s) of Person(s) or Entity(ies) Signer is Representing

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 81 Entry # 15

Notary contact: 707-476-2690

Other

- ☐ Additional Signer(s) ☒ Signer(s) Thumbprint(s)

LEGAL DESCRIPTION

A parcel of land in the Southwest quarter of the Southwest quarter of Section 12, Township 12 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 12, Township 12 South, Range I East and run East along the South line of said Section 1106.23 feet to the Easterly right of way of Old Lokey Ferry Road; thence 129 degrees 8 minutes 24 seconds left and run Northwesterly along said right of way 737.70 feet to the Point of Beginning; thence continue last described course for 42.47 feet to the beginning of a curve concaved to the left having a radius of 1165.32 feet; thence continue along said curve and right of way for 102.53 feet; thence 84 degrees 24 minutes 41 seconds right from tangent of said curve run 141.53 feet; thence 96 degrees 27 minutes 30 seconds right run 110.00 feet; thence 70 degrees 55 minutes right run 155.19 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Property Address: 105 OLD LOKEY FERRY ROAD, WILSONVILLE, ALABAMA, 35186

Parcel #: 20-1-12-0-001-010.006

This instrument wa
3447 N. Lincoln A



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
m REO Services, Inc.
10/07/2020 02:29:05 PM
57 Phone: 773-549-1000
\$46.50 JESSICA
20201007000455950

Allen S. Bayl