

20201015000469830
10/15/2020 01:05:57 PM
DEEDS 1/4

This Instrument Prepared By:
Paul M. Kemp
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
(205) 238-6777
AL-20-00124-SEL

Send Property Tax Notice To:
American Investment Enterprises, LLC
Merchant Development, Inc.
837 The Narrows Point Drive
Birmingham, AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Twenty Thousand Five Hundred Dollars and 00/100, (\$220,500.00)** cash in hand paid to **U.S. Bank Trust, National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust** (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **American Investment Enterprises, LLC & Merchant Development, Inc.**, (hereinafter called "Grantees"), all right, title, interest and claim in or to the following described real estate lying in **Shelby** County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Source of Title: Mortgage Foreclosure Deed Dated ~~08/08/19~~ ^{09/27/19}, Recorded on ~~08/16/19~~ ^{10/04/19} at Instrument # ~~2019084961~~ ²⁰¹⁹¹⁰⁰⁴⁰⁰⁰³⁶⁷³², in the Office of the Judge of Probate, Shelby County, Alabama Records.

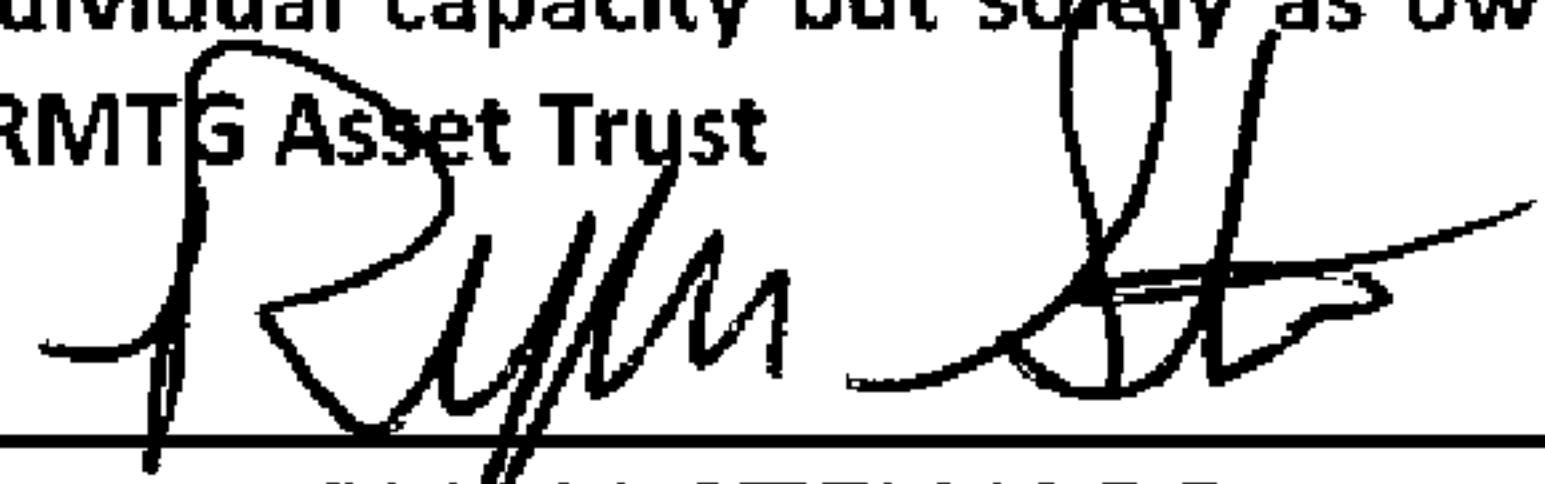
Any and all rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain Foreclosure evidenced by a Mortgage Foreclosure Deed Dated ~~08/08/19~~ ^{09/27/19}, Recorded on ~~08/16/19~~ ^{10/04/19} at Instrument # ~~2019084961~~ ²⁰¹⁹¹⁰⁰⁴⁰⁰⁰³⁶⁷³², in the Office of the Judge of Probate, Shelby County, Alabama Records.

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, **U.S. Bank Trust, National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust**, has caused these present to be executed in its name and on its behalf as aforesaid, on this 24 day of JUNE, 2020.

Selene Finance, LP as Attorney-in-Fact for
U.S. Bank Trust, National Association, not in its
individual capacity but solely as owner Trustee for
VRMTG Asset Trust


Name: RYAN STEWARD
Title: ASSISTANT VICE PRESIDENT

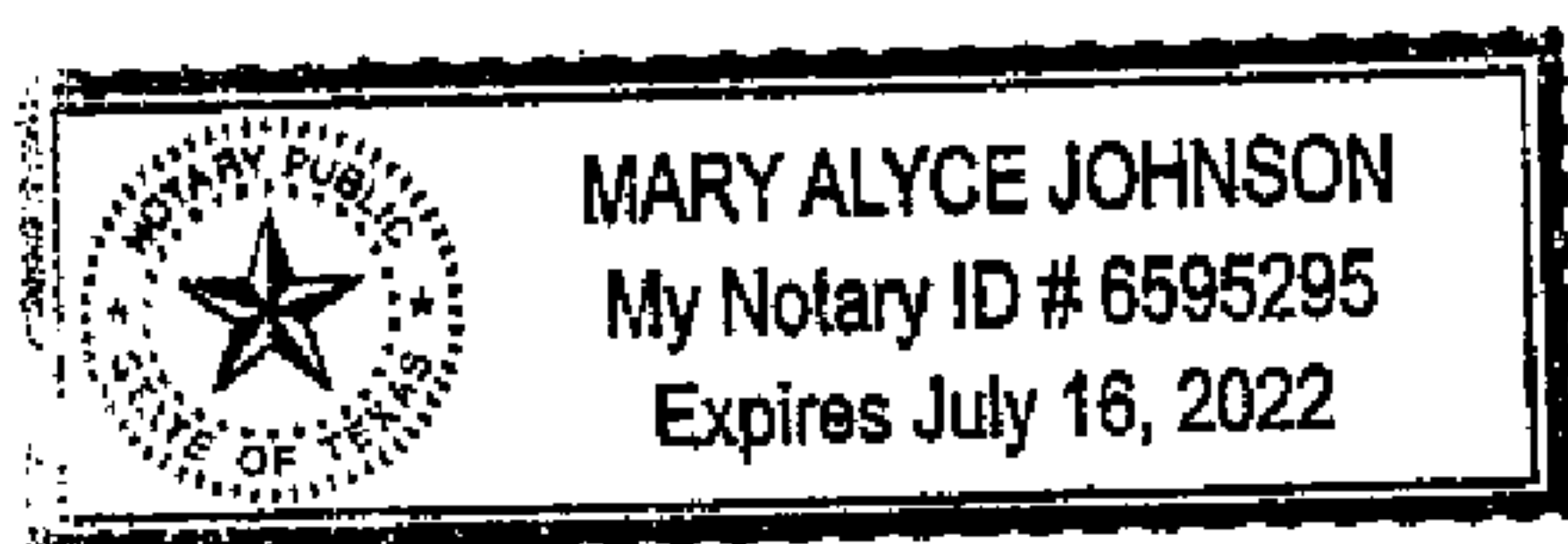
State of TEXAS

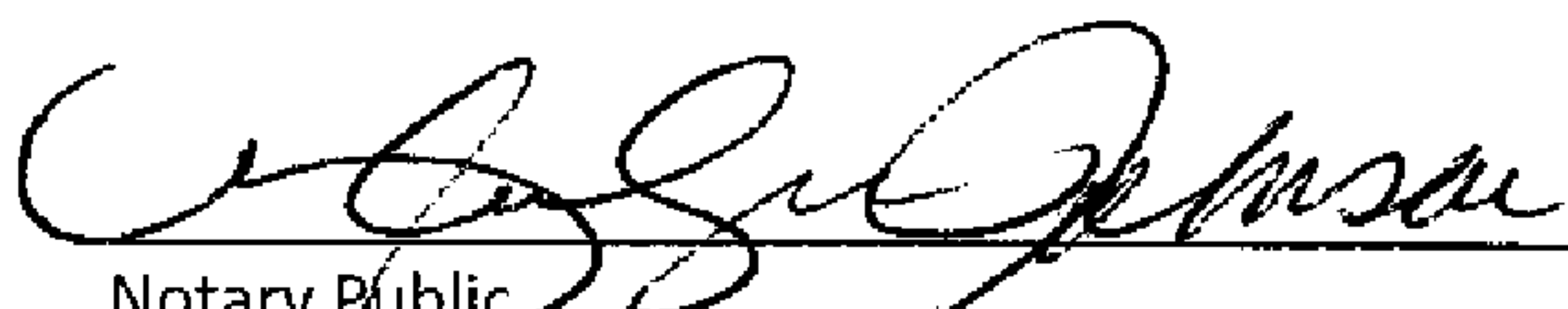
County of HARRIS

Mary Alyce Johnson

I, _____ the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RYAN STEWARD as ASSISTANT VICE PRESIDENT for **Selene Finance, LP, as Attorney-in-Fact for U.S. Bank Trust, National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust** has signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, and in their capacity as Attorney-in-Fact, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 24 day of JUNE, 2020.





Notary Public
My commission expires: 7/16/22
[Seal]

EXHIBIT "A"

Legal Description

Lot 46, according to the Final Record Plat of Narrows Point, as recorded in Map Book 26 Page 81 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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 Trustee for VRMTG Asset Trust
 Mailing Address: 9990 Richmond Avenue
 Houston, TX 77042

Grantee's Name: American Investment Enterprises et al
 Mailing Address: 837 The Narrows Point Drive
 Birmingham, AL 35242

Property Address: 837 The Narrows Point Drive
 Birmingham, AL 35242

Date of Sale; 6-26-20
 Total Purchase Price: \$220,500.00

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 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 is 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: 06/24/2020

Unattested

Verified by:

Print: Access Title & Closing Group, LLC

Sign: Ryan Steward

(Grantor/Grantee/Owner/AGENT) circle one

RYAN STEWARD
 ASSISTANT VICE PRESIDENT

FORM RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/15/2020 01:05:57 PM
 \$252.50 JESSICA
 20201015000469830

Allen S. Boyd