



20210122000036730 1/3 \$129.00  
Shelby Cnty Judge of Probate, AL  
01/22/2021 01:28:34 PM FILED/CERT

STATE OF ALABAMA  
  
COUNTY OF SHELBY

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**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, herein referred to as GRANTOR, by Leroy R. Roberts and Lagreta S. Roberts, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the following described real estate situated in Shelby County, Alabama to-wit:

LOT 806, ACCORDING TO THE MAP OF HIGHLAND LAKES, 8TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 23, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Parcel ID: 09 2 09 0 005 006.000

Property Address: 3122 Highland Lakes Rd, Birmingham, AL 35242

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the hereinabove described real property as well as those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated July 29, 2020, instrument number 20200729000317710, in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, heirs and assigns forever. GRANTOR does covenant with the said GRANTEE that it has not in any way encumbered or otherwise placed any lien upon the premises during its ownership thereof.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal by its duly authorized officer on this 13 day of January, 2021.

Chut M. Sul

By: U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors, LP.

STATE OF ~~NORTH CAROLINA~~ NEW YORK

COUNTY OF Westchester

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I, the undersigned, a Notary Public in and for said County and State, hereby certify that Christine H Seiler is the Authorized Person of Truman Capital Advisors, LP its attorney-in-fact for U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust, 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 the conveyance, (he, she) did execute the same voluntarily for and as the act of said corporation as Power of Attorney for U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust on the day the same bears date.

Given under my hand and official seal this the 13 day of Jan, 2021.

Melissa A Chaffee

Notary Public

My Commission Expires

Melissa A. Chaffee

Notary Public, State of New York  
No. 01CH6185679

Qualified in Dutchess County  
Commission Expires April 21, 2024

THIS INSTRUMENT PREPARED BY:  
LOGS Legal Group LLP  
Attorneys at Law  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216

\$404,000.00 of above consideration was paid from the proceeds of a mortgage being recorded simultaneously



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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 National Association, as
Legal Title Trustee for Truman 2016
SC6 Title Trust
Mailing Address C/O LOGS Legal Group LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

Grantee's Name Leroy Roberts and Lagreta Roberts
Mailing Address 3122 Highland Lakes Rd
Birmingham, AL 35242

Property Address 3122 Highland Lakes Rd
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$505,000

or

Shelby County, AL 01/22/2021
State of Alabama
Deed Tax: \$101.00

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 Notice of Sale

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 of 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 1/13/21

Print Christine M. Lyle

Sign [Signature]

Unattested X [Signature]
Jana Macko
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



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