

20210204000059050  
02/04/2021 10:05:26 AM  
DEEDS 1/6

Commitment Number: AL2008787

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.

After Recording, Send To:

Novare National Settlement Service

Attn: Recording Desk

3180 Curlew Road, Suite 108

Oldsmar, FL 34677

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**019320000024001**

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**SPECIAL/LIMITED WARRANTY DEED**

**U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for CIM Trust 2019-R2, hereinafter Grantor, c/o Rushmore Loan Management Services, LLC 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, for \$13,000.00 (Thirteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Jose Lopez, hereinafter Grantee, whose tax mailing address is 1253 Norman Drive, Leeds, AL 35904, the following real property:**

**COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION DISTANCE OF 716.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND AN OLD FENCE CORNER OF SAID SECTION LINE AND ACCEPTED TO BE THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION AND IN A WESTERLY DIRECTION RUN A DISTANCE OF 444.20 FEET TO THE POINT IN THE CENTER LINE OF SHELBY COUNTY HIGHWAY #101; THENCE TURN AN INTERIOR ANGLE OF 47 DEGREES 31 MINUTES 00 SECONDS AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 145.87 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF**

157 DEGREES 12 MINUTES 00 SECONDS AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG THE CENTER LINE OF SAID HIGHWAY A DISTANCE OF 83.20 FEET; THENCE TURN AN INTERIOR ANGLE OF 164 DEGREES 40 MINUTES 40 SECONDS AND RUN TO THE RIGHT AND IN NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 70.44 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 192 DEGREES 04 MINUTES 27 SECONDS AND RUN TO THE LEFT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 87.51 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 201 DEGREES 36 MINUTES 04 SECONDS AND RUN TO THE LEFT IN A NORTHEASTERLY DIRECTION CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 50.32 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 190 DEGREES 41 MINUTES 44 SECONDS AND RUN TO THE LEFT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 42.00 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 168 DEGREES 46 MINUTES 21 SECONDS AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION AND CONTINUING ALONG SAID CENTER LINE A DISTANCE OF 52.47 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 51 DEGREES 12 MINUTES 56 SECONDS AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION AND DEPARTING FROM SAID CENTER LINE AND RUNNING ALONG A NEWLY CONSTRUCTED FENCE THAT IS THE AGREED UPON PROPERTY LINE OF THE ADJOINING PROPERTY OWNERS A DISTANCE OF 290.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; CONTAINING 1.50 ACRES, MORE OR LESS.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 716.50 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL AND AN OLD FENCE CORNER ON SAID SECTION LINE AND ACCEPTED TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE 2 DEGREES 27 MINUTES RIGHT AND RUN NORTHWESTERLY ALONG A FENCE FOR 150.17 FEET; THENCE 86 DEGREES 16 MINUTES 30 SECONDS RIGHT AND RUN NORTHERLY FOR 139.65 FEET; THENCE 39 DEGREES 09 MINUTES 30 SECONDS RIGHT AND RUN NORTHEASTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE TANGENT OF SHELBY COUNTY HIGHWAY 101 FOR 37.51 FEET TO POINT OF INTERSECTION OF SAID ROAD; THENCE CONTINUE NORTHEASTERLY ALONG THE CENTERLINE TANGENT OF SAID ROAD FOR 166.59 FEET; THENCE 136 DEGREES 53 MINUTES 20 SECONDS RIGHT AND RUN SOUTHERLY FOR 21.50 FEET TO A FENCE POST; THENCE CONTINUE SOUTHERLY ALONG A FENCE LINE FOR 287.00 FEET TO THE POINT OF BEGINNING.

Property Address is: 165 HWY 478, Leeds, AL 35094

**Being the same property transferred from U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2 by Mortgage Foreclosure Deed recorded on 10/20/2020 as Instrument No. 20201020000475840.**

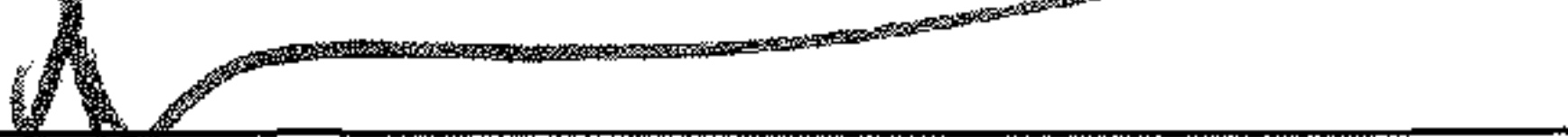
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 January 27th, 2021:

**U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for CIM Trust 2019-R2, By Rushmore Loan Management Services, LLC its appointed Attorney in Fact**

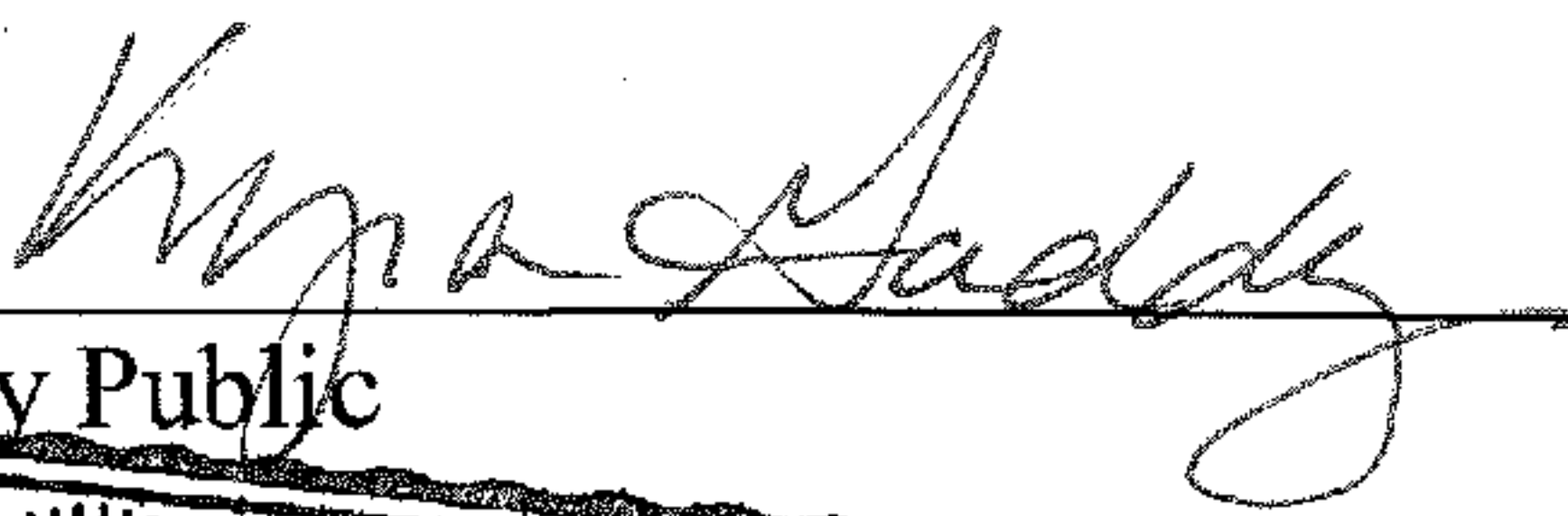
By: 

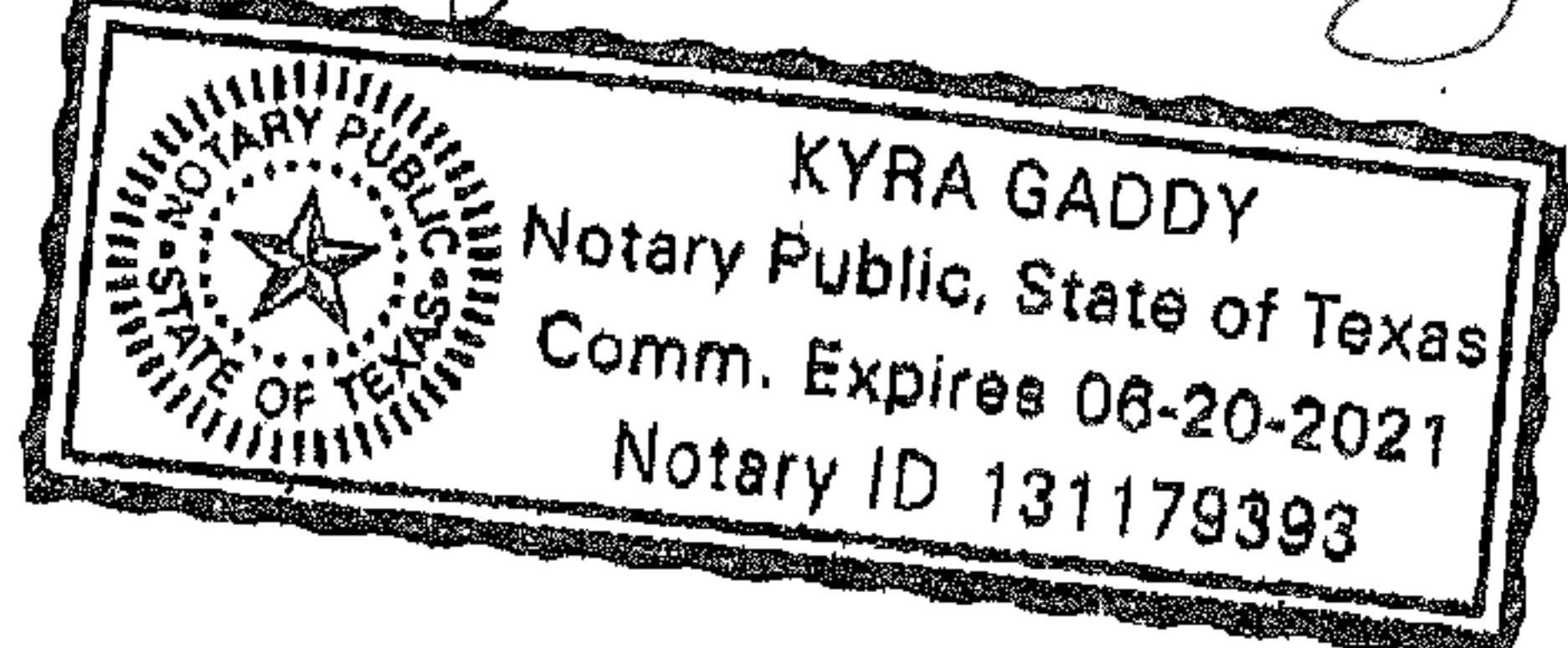
Its: Alexander Peters  
Assistant Vice President  
 7601800792

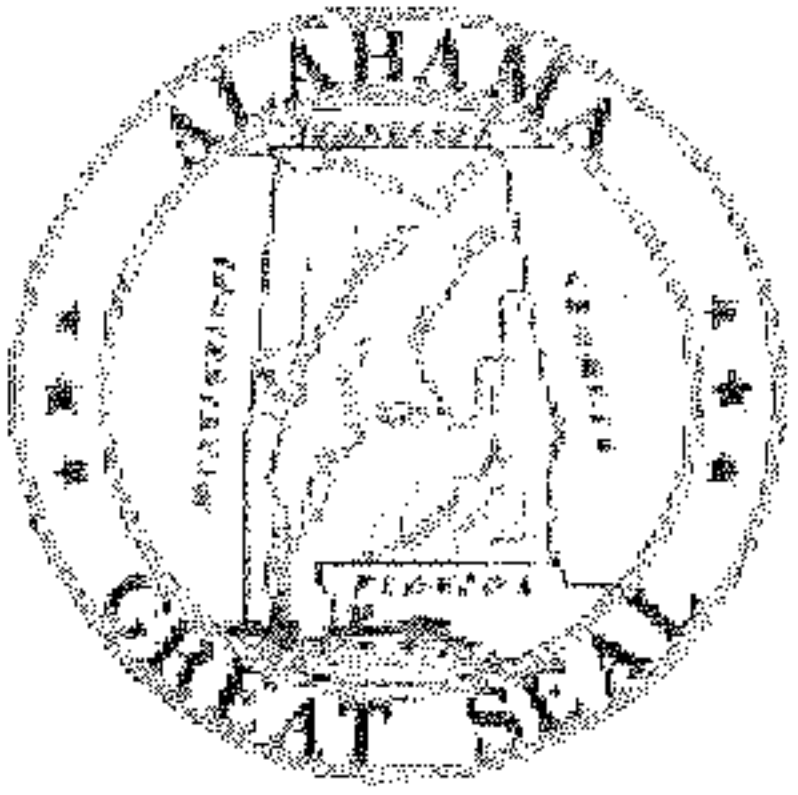
STATE OF TEXAS  
 COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Alexander Peters its Assistant Vice President, on behalf of the Grantor **Rushmore Loan Management Services, LLC as Attorney in Fact for U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for CIM Trust 2019-R2**, 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 AVP of AIF of grantor 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 acknowledgment/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 27th day of January, 2021.

  
 Notary Public





ALABAMA DEPARTMENT OF REVENUE  
INDIVIDUAL & CORPORATE TAX DIVISION  
WITHHOLDING TAX SECTION  
P.O. Box 327480 • Montgomery, AL 36132-7480  
[www.revenue.alabama.gov](http://www.revenue.alabama.gov)

Form NR-AF3

1/14

## Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)

U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for CIM Trust 2019-R2

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)\*

80-0957149

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)\*

STREET ADDRESS c/o Rushmore Loan Management Services, LLC  
15480 Laguna Canyon Road, Suite 100,

CITY

Irvine

STATE

CA

ZIP

92618

### INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, *Code of Alabama 1975*. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

**\*For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- ☐ The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- ☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- ☐ The seller or buyer is an agency or authority of the United States of America or the State of Alabama.
- ☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- ☐ The seller or buyer is a private mortgage insurance company.
- ☒ The purchase price of the property is less than \$300,000.00.
- ☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.
- ☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- ☐ The seller is an insurance company which pays to Alabama a tax on its premium income.
- ☐ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- ☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- ☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

\* Alexander Peters  
Assistant Vice President 01/27/2021  
SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE) 7601800792 DATE

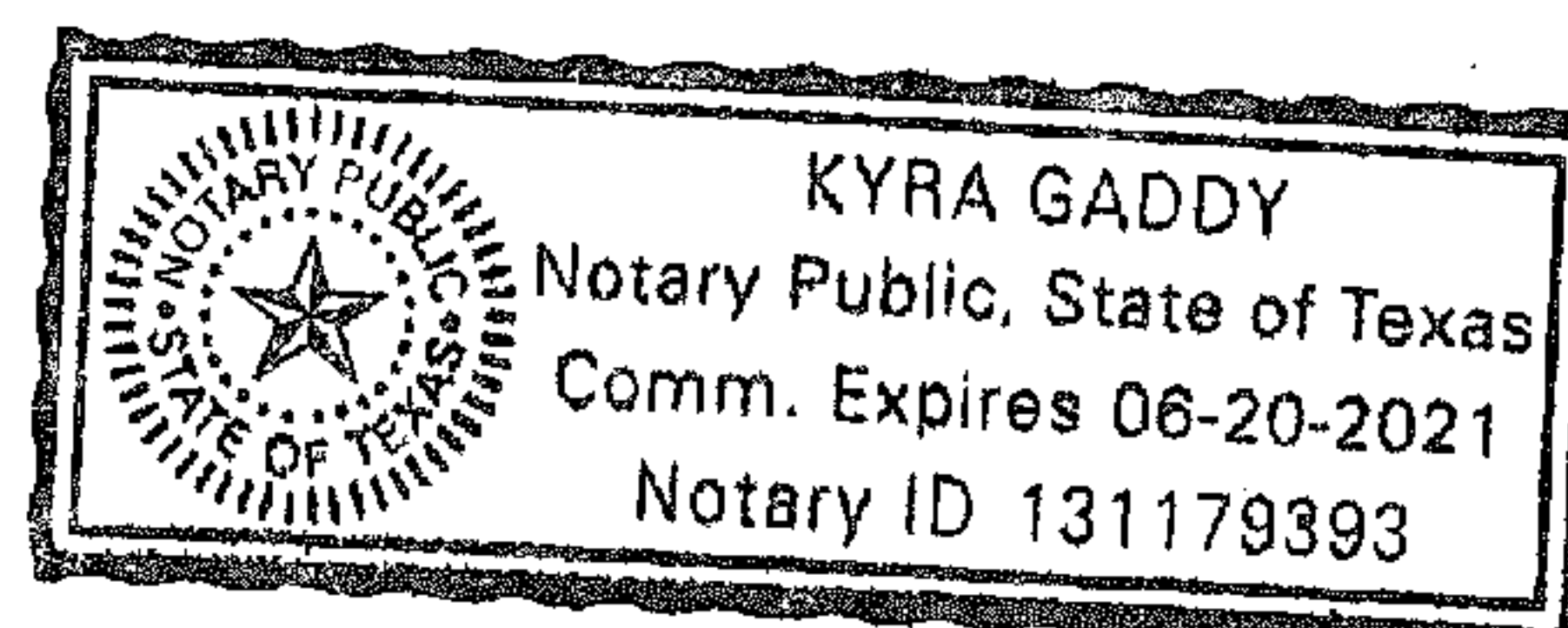
Rushmore Loan Management Services, LLC  
appointed Attorney in Fact of grantor/seller

~~SPONSE'S SIGNATURE (AND TITLE, IF APPLICABLE)~~ DATE

Sworn to and subscribed before me this

27th day of January, 2021

Notary Public  
My commission expires 06-20-2021





## 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 National Association, not in its individual capacity but solely as owner trustee for CIM Trust 2019-R2	Grantee's Name	Jose Lopez
Mailing Address	c/o Rushmore Loan Management Services, LLC 15480 Laguna Canyon Road, Suite 100 Irvine CA 92618	Mailing Address	1253 Norman Dr. Gadsden, AL 35904
Property Address	165 HWY 478, Leeds, AL 35094	Date of Sale	2/1/2021
		Total Purchase Price	13,000.00
		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.

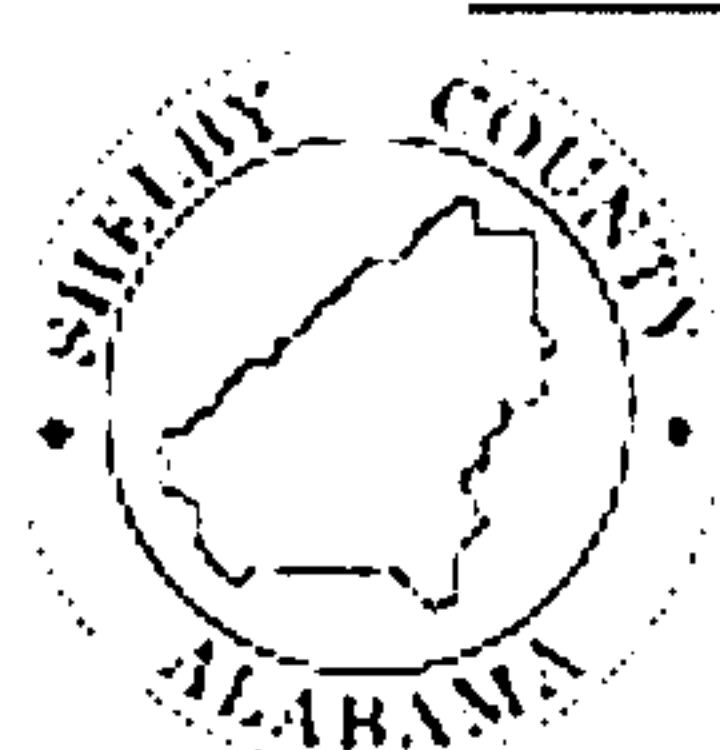
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 2/3/2021

Print DANIEL JANDERNAL



Filed and Recorded  
 Official Public Records  
 tested Judge of Probate, Shelby County Alabama, County Clerk  
 (verified by)  
 Shelby County, AL  
 02/04/2021 10:05:26 AM  
 \$50.00 JESSICA  
 20210204000059050

Sign   
 (Grantor/Grantee/Owner/Agent) circle one

*Allen S. Bayl*