

TUS 100 SIS

20210813000394540
08/13/2021 10:40:14 AM
DEEDS 1/4

Commitment Number: 210056997
Seller's Loan Number: 1461405269

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (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 Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11-7-25-0-001-001.096

QUITCLAIM DEED

US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO SERIES III TRUST, whose mailing address is **314 S. FRANKLIN STREET, TITUSVILLE, PA 16354**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **IGLOO SERIES III REO LLC**, hereinafter grantee, whose tax mailing address is **314 S. FRANKLIN STREET, TITUSVILLE, PA 16354**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 420, according to the eleventh addition to riverchase country club, as recorded in map book 8, page 160 in the probate office of Shelby county, Alabama.

Property Address is: 2021 SWEETGUM DR., HOOVER, AL 35244

BEING THE SAME REAL PROPERTY CONVEYED FROM US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO SERIES III TRUST TO US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO SERIES III TRUST BY THAT CERTAIN MORTGAGE FORECLOSURE DEED RECORDED ON 01/21/2021, IN INSTRUMENT REFERENCE 20210121000033360.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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 July 16, 2021:

**US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO
SERIES III TRUST, By Servis One, Inc. dba BSI Financial Services as
Attorney in Fact**

By: [Signature]

Name: Jason Burge

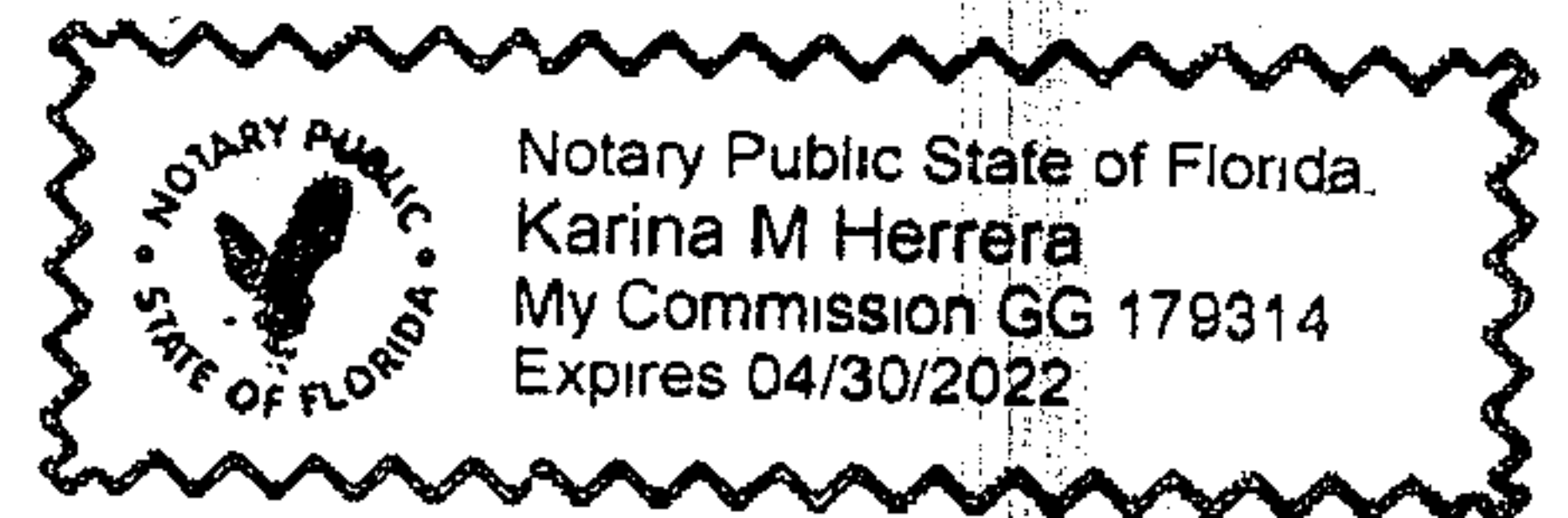
Its: Assistant Vice President

STATE OF Florida
COUNTY OF Broward

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Jason Burge its AVP, on behalf of the Grantor **US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO SERIES III TRUST, By Servis One, Inc. dba BSI Financial Services as Attorney in Fact** 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 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 16 day of July, 2021

[Signature]
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 US Bank Trust National Association
 Mailing Address as Trustee of Igloo Series III Trust
2021 Sweetgum Drive
Hoover, Al. 35244

Grantee's Name Igloo Series III REO LLC
 Mailing Address 2021 Sweetgum Drive
Hoover, Al. 35244

Property Address 2021 Sweetgum Drive
Hoover, Al. 35244

Date of Sale 7/16/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 253,500.00

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 _____

Print _____

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/13/2021 10:40:14 AM
 \$284.50 KIMBERLY
 20210813000394540

Allen S. Byrd