

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE made this 28 day of June, 2021.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Fifty-Nine Thousand Dollars and 00/100 (\$259,000.00)** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged **U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES III TRUST** (herein referred to as "Grantor") grants, bargains, sells and conveys unto **CHRISTOPHER RYAN GARVIS MORGAN and RICKY GARVIS MORGAN**, (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 80, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C & D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1020 RIVIERA DRIVE, CALERA, ALABAMA, 35040

Parcel Id No. 34 3 06 2 002 034.000

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 JEFF PADDEN, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 28 day of June, 2021 on behalf of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES III TRUST.

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES III TRUST

By: [Signature]

Printed Name of Signer: JEFF PADDEN

Title of Signer: MANAGER OF THE TRUST'S ADMINISTRATOR

Arizona
STATE OF ~~CALIFORNIA~~
Maricopa
COUNTY OF ~~HUMBOLDT~~

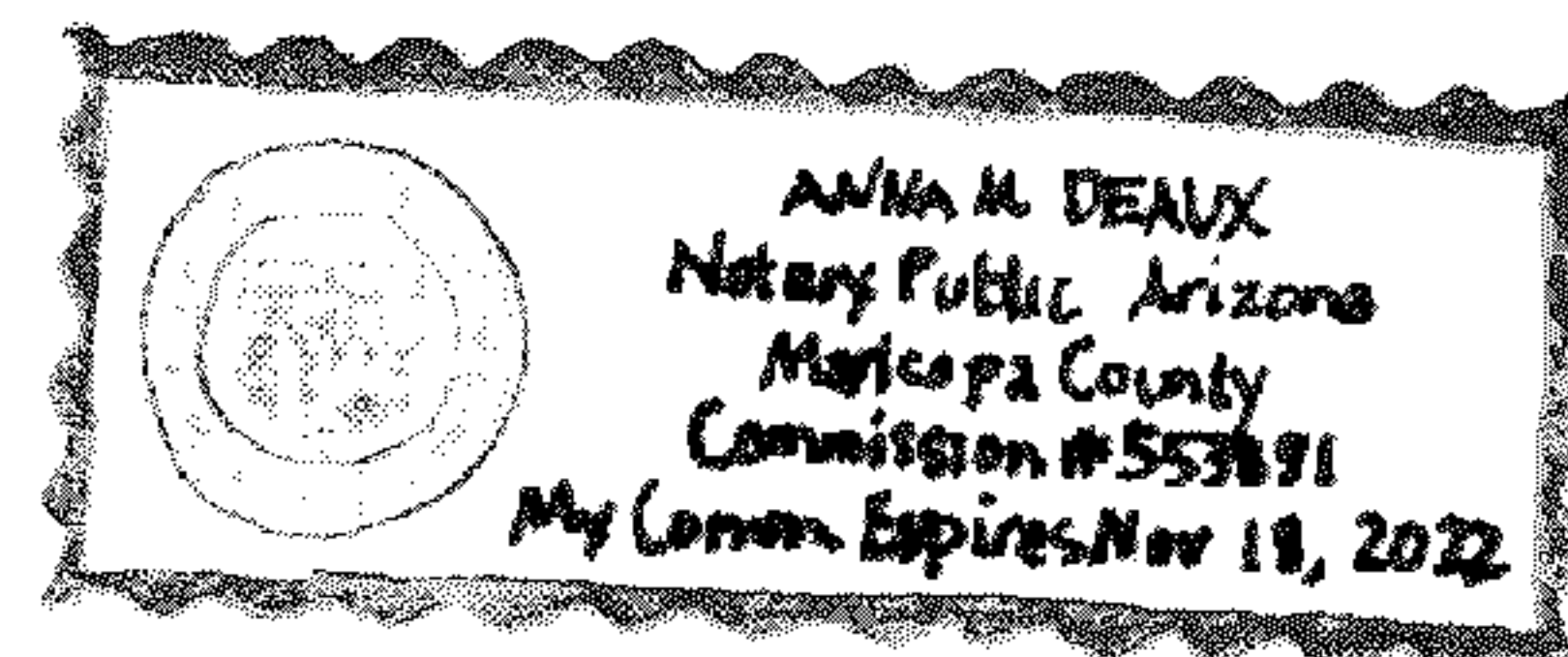
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JEFF PADDEN of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES III TRUST, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 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 June, 2021.

[Signature]

Notary Public

My commission expires: Nov 18, 2022



Send Tax Notice To:
Christopher Ryan Garvis Morgan
Ricky Garvis Morgan
1020 Riviera Drive
Calera, AL 35040

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 Trust, NA as Trustee of Bungalow
 Mailing Address Series III Trust
3447 N. Lincoln Ave
Chicago, IL 60657

Grantee's Name Christopher Ryan Garvis Morgan
 Mailing Address & Ricky Garvis Morgan
1020 Riviera Drive
Calera, AL 35040

Property Address 1020 Riviera Drive
Calera, AL 35040

Date of Sale 6/28/2021

Total Purchase Price \$ 259,000

or

Actual Value

\$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/31/2021 01:13:52 PM
 \$287.00 CHERRY
 20210831000425250



Allen S. Byrd

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 8/4/2021

Print Kristen Anglin

☐ Unattested

Sign Kristen Anglin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

xx

Form RT-1