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09/30/2021 11:46:55 AM
DEEDS 1/5

Prepared by:
Talitha Clifton
Title clearing & Escrow, LLC
6102 S. Memorial Dr.
Tulsa, OK 74133

SOURCE OF TITLE: **Instrument# 20201202000549870**

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS THAT:

TCEL-74769-AL

FOR VALUABLE CONSIDERATION OF ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2020-NPL2**, hereinafter referred to as "Grantor", with an address of 440 South LaSalle Street, 2000, Chicago, IL 60605, do hereby grant, bargain, sell, convey and confirm unto **Ellia Perez-Arias and Luis Martinez, as tenants in common**, hereinafter "Grantees", with an address of 144 Green Park South, Pelham, AL 35124, the following lands and property, together with all improvements located thereon, lying in the **City of Alabaster, County of Shelby, State of Alabama**, to-wit:

See attached Exhibit "A"

also known by street and number: 107 Tall Timber Road, Alabaster, AL 35007
Parcel ID # 23-5-15-0-002-024-000

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any and the following:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of proposed insured acquires, for value of record, the estate or interest or mortgage thereon covered by this commitment.
- Rights or claims of parties in possession not shown by the public record.
- Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.

- Any claims of adverse possession or prescriptive easement.
- Covenants, Conditions, Easements and Restrictions, if any, including but not limited to any cited in this commitment/policy but omitting any reference to race, color, religion, sex, handicap, familial status, or national origin.
- Lands lie within various county special assessment districts and municipal taxing districts and are subject to liens for any unpaid special assessments by virtue of the ordinances and resolutions creating these districts. The special assessments are payable with the ad valorem taxes.
- Covenants, conditions, restrictions, easements and reservations or leases of minerals or mineral rights, if any, appearing of public record.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee(s), and unto the heirs, administrators, successors or assigns of the Grantee's forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject property. This limited warranty is binding upon the Grantee, its successors and assigns.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Grantee(s) assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

EXHIBIT "A"

TCEL-74769-AL

Part of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Thence Run West Along Section Line 663.22 Feet; thence, turning an Angle of 88 Degrees 24 Minutes and Run North 497.42 Feet to the Point of Beginning of the Property Herein Described; thence Run East 306.30 Feet to the Point on the West Right of Way Line of a Road; Thence North Along the West Line of Said Road a Distance of 140 Feet to the Point of Intersection of Another unnamed Street, Thence Run West Along the South Line of Said Street a Distance of 306.30 Feet to a Point; Thence turn an Angle of 91 Degrees 31 Minutes to the Left and Run South a Distance of 140 Feet to the Point of Beginning.

Subject to all Restriction, Reservations, Rights Easement, Rights-of Way, Provisions, Covenants, Terms, Conditions and Building set back lines of Record.

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 of New Residential Mortgage Loan Trust 2020-NPL2Mailing Address 440 South LaSalle Street
2000
Chicago, IL 60605Property Address 107 Tall Timber Road
Alabaster, AL 35007Grantee's Name Ellia Perez-Arias and Luis Martinez
Mailing Address 144 Green Park South
Pelham, AL 35124Date of Sale September 29, 2021Total Purchase Price \$105,000.00

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☐ Appraisal
☐ Other:Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 11:46:55 AM
\$139.00 JOANN
20210930000477690☐ Closing Statement

Alli S. Byrd

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 9-30-21Print Kimberly Shipman☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one