

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF HOUSTON

THIS INDENTURE made this 7th day of September, 2022.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ninety-Five Thousand and 00/100 (\$95,000.00)** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is **U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT** (herein referred to as "Grantor") grants, bargains, sells and conveys unto **MARCO J. BONILLA**, (herein referred to as "Grantee"), the following described real estate, situated in **Shelby County, State of Alabama**, to-wit:

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

Parcel ID: **22 6 13 0 000 013.001**

Property Address: **77 Wildwood Chappel Road, Columbiana, Alabama, 35051**

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 Allison Holland, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 7th day of September 2022 on behalf of **U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT.**

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

By: 

Printed Name of Signer: Allison Holland

Title of Signer: Executive Vice President

STATE OF CALIFORNIA

COUNTY OF HUMBOLDT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____ of **SN SERVICING CORPORATION AS ATTORNEY IN FACT FOR U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV 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 of _____, 2022.

Notary Public

My commission expires:

Send Tax Notice To:
Marco J. Bonilla
77 Wildwood Chapel Road
Columbiana, AL 35051

Please see the attached
California notarial certificate.
Thank you

CALIFORNIA ACKNOWLEDGEMENT

Attached to and made a part of: Special warranty deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Humboldt)

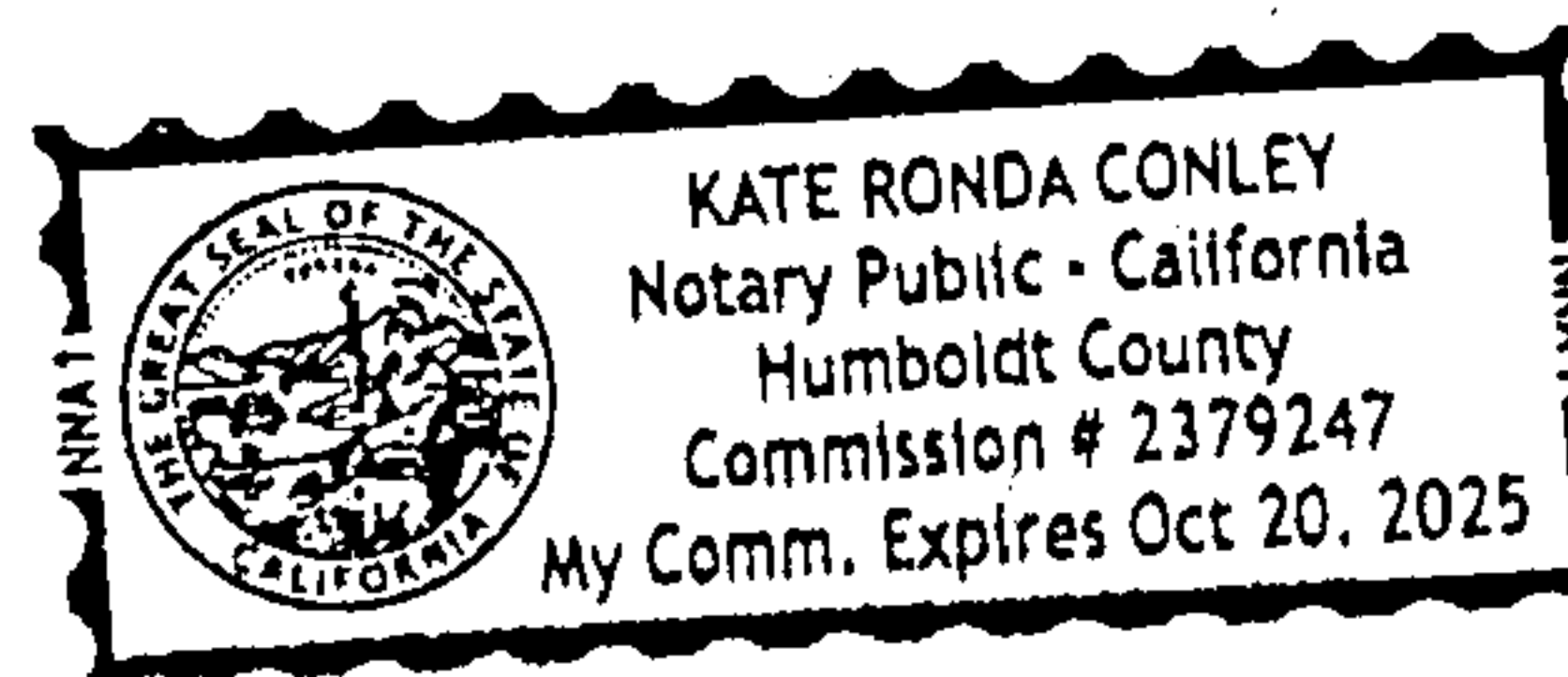
On SEP 07 2022 before me, KATE RONDA CONLEY Notary Public,

Personally appeared ALLISON HOLLAND, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kate Conley (SEAL)
Name: KATE RONDA CONLEY



LEGAL DESCRIPTION

The following described real estate, situated in Shelby County Alabama, to-wit:

Commence at the SE corner of the NE 1/4 of the SW 1/4, Section 13, Township 21 South, Range 2 West; thence westerly along said 1/4-1/4 line 881.1 feet; thence right 92 degrees 11 minutes 14 seconds and run 37.76 feet to the point of beginning; thence continue along last described course 239.7 feet; thence right 87 degrees 37 minutes 46 seconds and run 74.11 feet; thence right 95 degrees 03 minutes and run 205.35 feet to the north right of way of the county dirt road 74.0 feet to the point of beginning, Situated, lying and being in Shelby County, Alabama.

Parcel ID: 22 6 13 0 000 013.001

Being all and the same lands and premises conveyed to U. S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust, by foreclosure deed from Mark A. Baker, as attorney for Transferee, recorded 6/16/2022 in Instrument No. 20220616000243000 in the land records of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/19/2022 09:44:26 AM
 \$129.00 PAYGE
 20220919000360450

Allie S. Bayl

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, as Trustee of the Igloo Series IV Trust	Grantee's Name	Marco J. Bonilla
Mailing Address	323 Fifth street, Eureka, CA 95501	Mailing Address	77 Wildwood Chapel Road Columbiana AL 35051
Property Address	77 Wildwood Chapel Road Columbiana AL 35051	Date of Sale	09/07/2022
		Total Purchase Price	\$ \$95,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	09/07/2022	Print	Kristen Anglin - Agent
		Sign	<i>Kristen Anglin</i>
<input type="checkbox"/> Unattested			
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one