

Commitment Number: 220336566
Seller's Loan Number: 2005012703

This instrument prepared by: George M. Vaughn, Esq., 8940 Main Street, Clarence, NY 14031,
866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27-5-22-0-001-016.000

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, whose mailing address is **3501 Olympus Blvd, Suite 500, Dallas, TX 75019**, hereinafter grantor, for \$149,900.00 (One Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **IGNACIO GONZALEZ CARMONA**, hereinafter grantee, whose tax mailing address is **130 HIDDEN VALLEY DR, Montevallo, AL 35115**, the following real property:

The following described real property, situated in Shelby County, Alabama, to-wit: LOT 1, IN BLOCK 1, ACCORDING TO THE SURVEY OF HIDDEN VALLEY ESTATES, AS RECORDED IN MAP BOOK 6, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS -OF -WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT TO U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST DATED 06/08/2022 AND RECORDED

06/15/2022 IN QUITCLAIM DEED INST # 20220615000239690 OF SHELBY COUNTY RECORDS.

Property Address is: 130 HIDDEN VALLEY DR, Montevallo, AL 35115

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.

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.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on July 6, 2023

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION
TRUST, By Selene Finance LP, as Attorney in Fact**

By: [Signature]

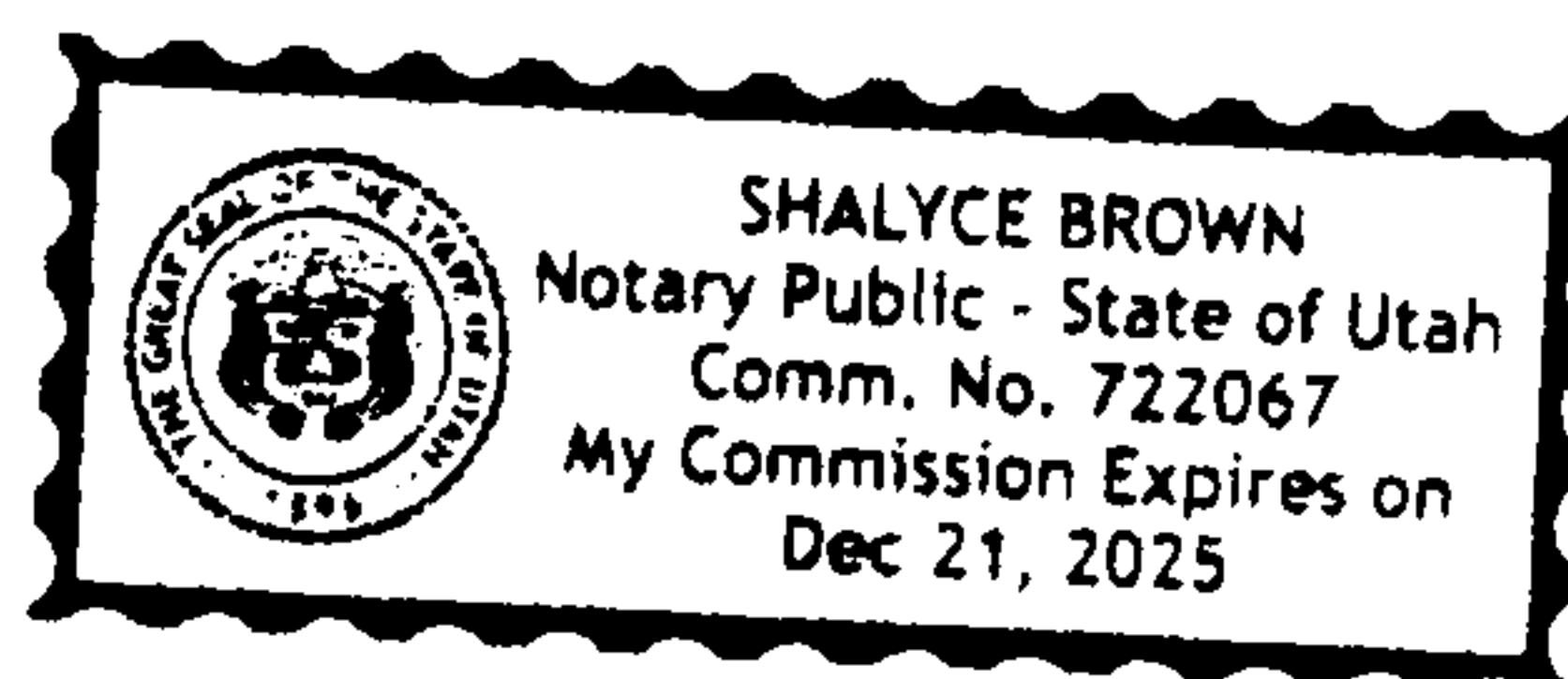
Name: Fory Hyde

Its: V.F.

STATE OF Utah
COUNTY OF Salt Lake

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Fory Hyde its V.F., on behalf of the Grantor **Selene Finance LP, as Attorney in Fact for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST** 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 V.F. 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 July 6, 2023



[Signature]
Notary Public Shalyce Brown

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR
RCF 2 ACQUISITION TRUST

IGNACIO GONZALEZ CARMONA

Grantor's Name

Mailing Address

3501 Olympus Blvd, Suite 500
Dallas, TX 75019

Grantee's Name

Mailing Address

130 HIDDEN VALLEY DR
Montevallo, AL 35115

Property Address

130 HIDDEN VALLEY DR
Montevallo, AL 35115

Date of Sale 07/06/2023

Total Purchase Price \$149,900.00

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.

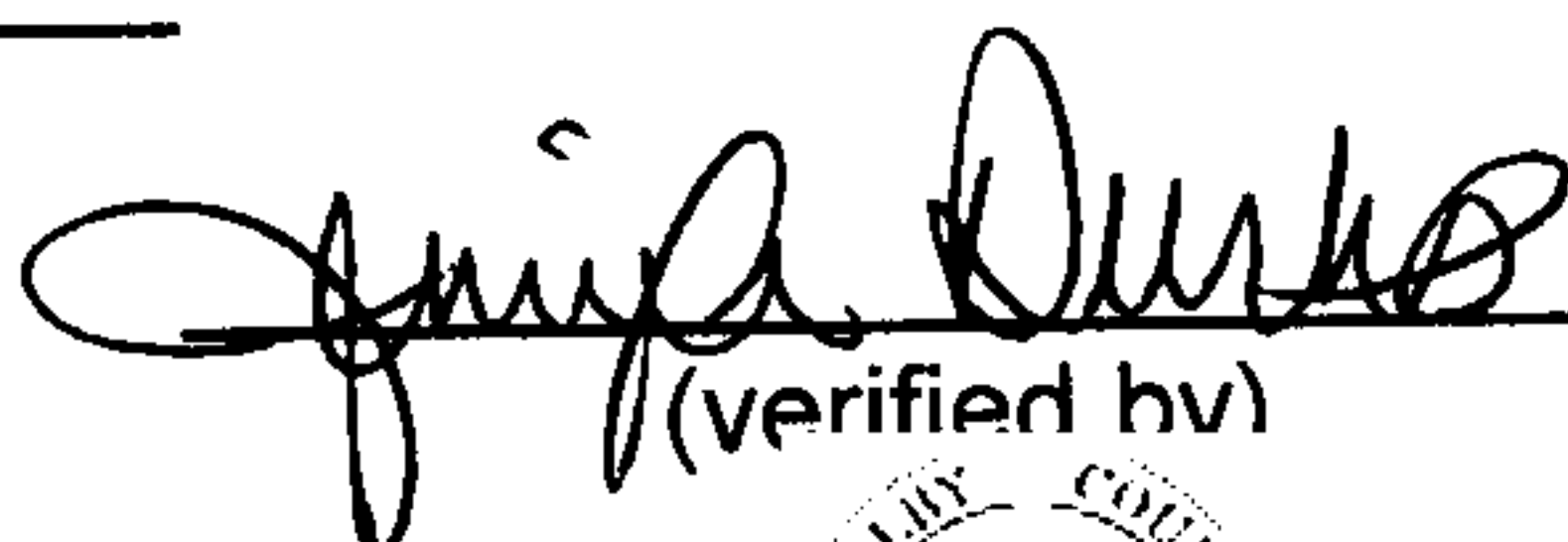
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 _____

Print MICHAEL WEBB

Unattested



(verified hv)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2023 02:52:03 PM
\$181.00 BRITTANI
20230718000214160

Form RT-1
