

Commitment Number: 220556544
Seller's Loan Number: 2004992376

AFTER RECORDING RETURN TO:
JOHN CHRISTOFFER CHEATWOOD
AMANDA MALIENE BRANNON
133 WINDSOR LN
Pelham, AL 35124

MAIL TAX STATEMENTS TO:
JOHN CHRISTOFFER CHEATWOOD
AMANDA MALIENE BRANNON
133 WINDSOR LN
Pelham, AL 35124

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

**MORTGAGE IS PAYING FOR \$320,000.00
OF THE DEED CONSIDERATION**

Parcel ID No.: 14 9 31 0 000 001.064

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 24 day of Jan, 2024, by and between **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION**, whose mailing address is 3501 Olympus Blvd, Suite 500, Dallas, TX 75019, hereinafter referred to as Grantor(s) **JOHN CHRISTOFFER CHEATWOOD and AMANDA MALIENE BRANNON**, whose mailing address is 133 WINDSOR LN, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Five Hundred Forty One Thousand Five Hundred Dollars and Zero Cents (\$541,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of Alabama:

Lot 1338, according to the survey of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property as conveyed from U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association By: Tiffany & Bosco, P.A. Its: Attorney to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as described in Foreclosure Deed, Dated 9/29/2022, Recorded 9/29/2022, in Instrument No. 20220929000373290, Shelby County Records.

Property commonly known as: 133 WINDSOR LN, Pelham, AL 35124

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 24 day of JAN, 2024.

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

By: [Signature]
Name: Rory Hyde
Title: VP

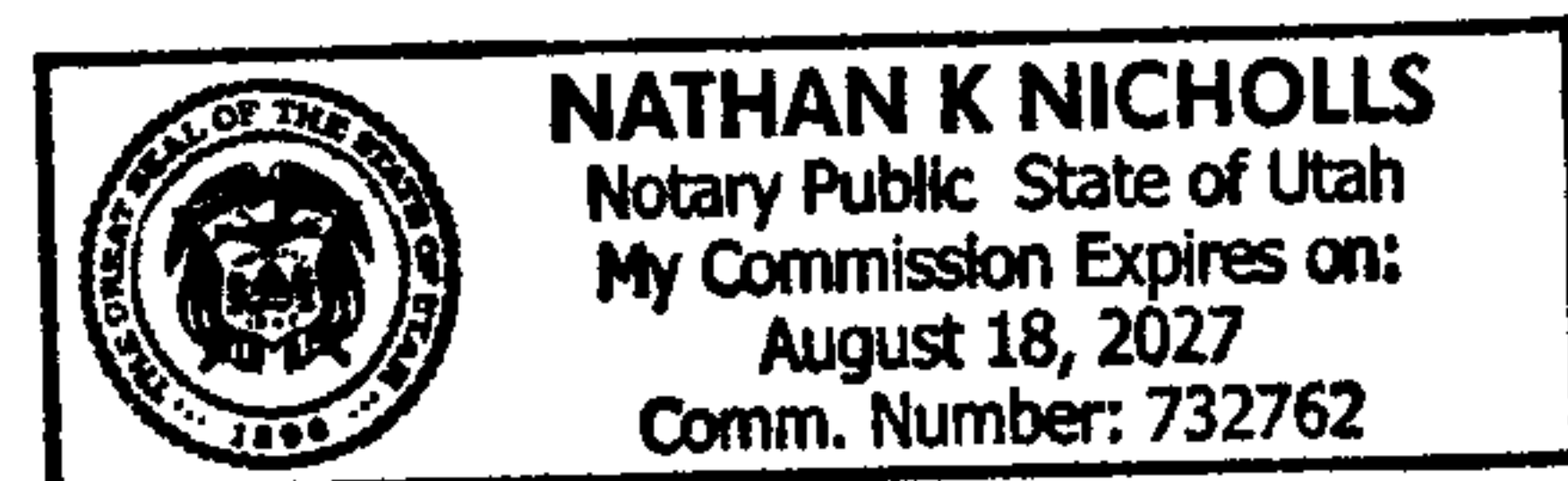
STATE OF UTAH
COUNTY OF SALT LAKE

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Rory Hyde, whose name as U.P. of 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 C/O U.S. BANK TRUST NATIONAL ASSOCIATION is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION.

Given under my hand and seal this the 24 day of JAN, 2024

[Signature]
NOTARY PUBLIC

My commission expires: AUG 18, 2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATIONJOHN CHRISTOFFER CHEATWOOD
and AMANDA MALIENE BRANNON

Grantor's Name

Mailing Address

3501 Olympus Blvd, Suite 500
Dallas, TX 75019

Grantee's Name

Mailing Address

133 WINDSOR LN
Pelham, AL 35124

Property Address

133 WINDSOR LN
Pelham, AL 35124

Date of Sale 01/24/2024

Total Purchase Price \$ 541500.00

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
02/20/2024 11:49:26 AM
\$252.50 BRITTANI
20240220000043660*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☐ 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 02/20/2024

Print Michael Webb

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1