

Commitment Number: 230314934
Seller's Loan Number: 0013981964

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

After Recording Return To:
Goetz Services LLC
6056 Highway 10
Montevallo, AL 35115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27 4 19 3 001 002.000

SPECIAL/LIMITED WARRANTY DEED

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL3, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$25,000.00 (Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Goetz Services LLC**, hereinafter grantee, whose tax mailing address is **6056 Highway 10 Montevallo, AL 35115**, the following real property:

LOT 14, BLOCK 5, ACCORDING TO THOMAS' ADDITION TO THE TOWN OF ALDRICH MAP OF WHICH WAS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA ON 23RD OF FEBRUARY 1944 IN MAP BOOK NUMBER 3 AND CONTAINING .29 ACRES MORE OR LESS AND BEING ALSO KNOWN AS DWELLING HOUSE NUMBER 31 OF THE FORMER MONTEVALLO COAL MINING COMPANY, ALDRICH, ALABAMA

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL3 BY MORTGAGE FORECLOSURE DEED FROM KAIA LACEY AND TASHA BROWN, BOTH UNMARRIED PERSONS MORTGAGORS BY U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL3 MORTGAGEE OR TRANSFEREE OF MORTGAGEE BY: LOGS LEGAL GROUP LLP, AS AUCTIONEER AND ATTORNEY CONDUCTING SAID SALE FOR SAID MORTGAGEE OR TRANSFEREE OF MORTGAGEE. DATED 07/06/2023 AND RECORDED 07/10/2023 IN INSTRUMENT #

20230710000203830, SHELBY COUNTY RECORDS.

Property Address is: 165 COUNTY RD 203, 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.

* POA Recorded 3/6/2024 Instrument #: 20240306000061100 *

Executed by the undersigned on MAR 29 2024, 20 :


**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS
TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST, ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL3, By
Select Portfolio Servicing, Inc., as Attorney in Fact**

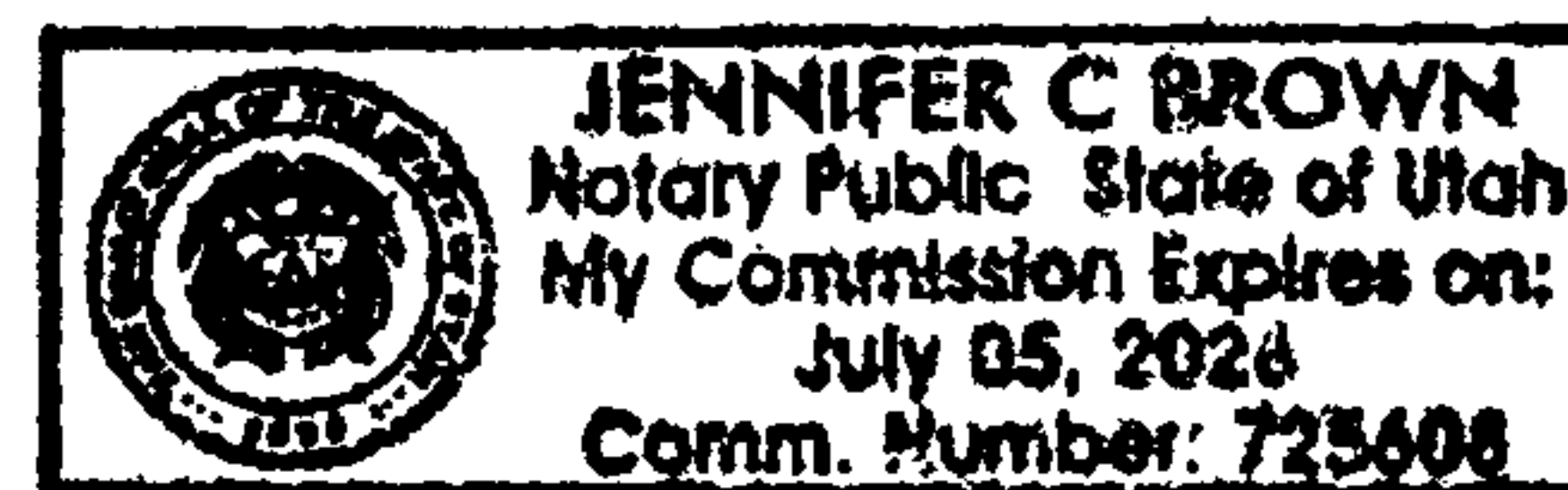
By:  MAR 29 2024
Name: Jeaneen Chandler

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on March 29, 2024. Before me, Jennifer C. Brown, a Notary Public of said State and County aforesaid, personally appeared Jeaneen Chandler Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL3** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.


Notary Public Jennifer C. Brown





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/08/2024 03:01:31 PM
 \$57.00 JOANN
 20240408000100490

Alvin S. Bayl

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 COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL3

Grantor's Name	3217 S. Decker Lake Dr.	Grantee's Name	Goetz Services LLC
Mailing Address	Salt Lake City, UT 84119	Mailing Address	6056 Highway 10
			Montevallo, AL 35115
Property Address	165 COUNTY RD 203	Date of Sale	03/29/2024
	MONTEVALLO, AL 35115	Total Purchase Price	\$ 25,000.00
		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
☒ 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 04/08/2024

Print STEPHANIE ATKINS

☒ Unattested

[Signature]
 (Verified by)

Sign

[Signature: Stephanie Atkins]
 (Grantor/Grantee/Owner/Agent) circle one