

Commitment Number: 250468820  
Seller's Loan Number: 709343859

AFTER RECORDING RETURN TO:  
AMBER NICHOLSON  
101 THATCHER RD  
VINCENT, AL 35178

MAIL TAX STATEMENTS TO:  
AMBER NICHOLSON  
101 THATCHER RD  
VINCENT, AL 35178

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

Parcel ID No.: 07 2 09 0 002 001.000

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this <sup>th</sup> 10 day of February 2024, by and between U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5, whose mailing address is 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, hereinafter referred to as Grantor(s) AMBER NICHOLSON, whose mailing address is 101 THATCHER RD, VINCENT, AL 35178, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Eighty Five Thousand Dollars and Zero Cents (\$285,000.00), 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 1, ACCORDING TO THE SURVEY OF WYNDSOR TRACE, PHASE 1, AS RECORDED IN MAP BOOK 37, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

BEING THE SAME PROPERTY AS CONVEYED FROM CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 BY: MCCALLA RAYMER LEIBERT PIERCE, LLP ITS: ATTORNEY AT LAW TO CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 AS DESCRIBED IN FORECLOSURE DEED, DATED 08/06/2025, RECORDED 08/07/2025, IN INSTRUMENT #: 20250807000241500, SHELBY COUNTY RECORDS.

Property commonly known as: 101 THATCHER RD, VINCENT, AL 35178

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 10<sup>th</sup> day of February, 2024.

**Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC as attorney in fact for U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5**

By: Donna Sasueda

Name: Donna Sasueda

Title: Assistant Secretary

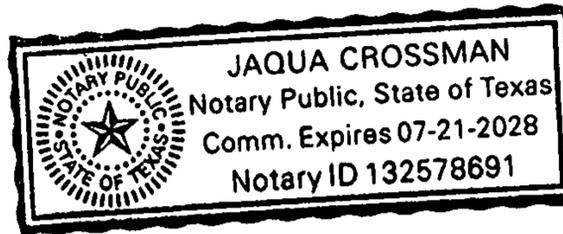
STATE OF Tx  
COUNTY OF Denton

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Donna Sasueda, whose name as Asst Secretary of **Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC as attorney in fact for U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5** 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 AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5**.

Given under my hand and seal this the 10 day of Feb, 2024.

Jaqua Crossman  
NOTARY PUBLIC

My commission expires: 7-21-2028



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5
Mailing Address: 8950 CYPRESS WATERS BLVD. COPPELL, TX 75019
Grantee's Name: AMBER NICHOLSON
Mailing Address: 101 THATCHER RD VINCENT, AL 35178
Property Address: 101 THATCHER RD VINCENT, AL 35178
Date of Sale: 2/10/26
Total Purchase Price: \$285,000.00
Actual Value: \$
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 (checked)
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).



Filed and Recorded 03/07/26
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/03/2026 08:27:49 AM (verified by)
\$316.00 JOANN
20260303000059920

Print THOMAS SMITH
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Ally S. Beyl