

This Document Prepared By:

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9041 South Pecos Road, Suite 3900
Henderson, NV 89074

20150415000120020

04/15/2015 08:27:25 AM

DEEDS 1/2

After Recording Send Tax Notice To:

Vulcan Properties, LLC
334 Greystone Glen Circle
Birmingham, Alabama 35242

Assessor's Parcel Number: 10 6 14 0 002 120.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED SEVENTY-ONE THOUSAND AND NO/100 DOLLARS (\$171,000.00), to the undersigned GRANTOR, **U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S3, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact**, whose mailing address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Vulcan Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as grantee), whose mailing address is 334 Greystone Glen Circle, Birmingham, Alabama 35242, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 7, IN BLOCK 2, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, PHASE TWO AS RECORDED IN MAP BOOK 8, PAGES 19 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 5224 Meadow Garden Lane, Birmingham, Alabama 35242

Source of Title. Ref.: Deed: Recorded December 19, 2014; Doc. No. 20141219000399890

Date of Sale: January 30, 2015

Total Purchase Price: \$171,000.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Jacqueline S. Michaelson
Contract Management Coordinator, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 20 day of January, 2015.

U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S3, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Attest:



KEN BIANCO Contract Management Coordinator

Printed Name & Title

STATE OF Florida

COUNTY Of Palm Beach

By: Jacqueline S. Michaelson

Jacqueline S. Michaelson
Contract Management Coordinator

Printed Name & Title

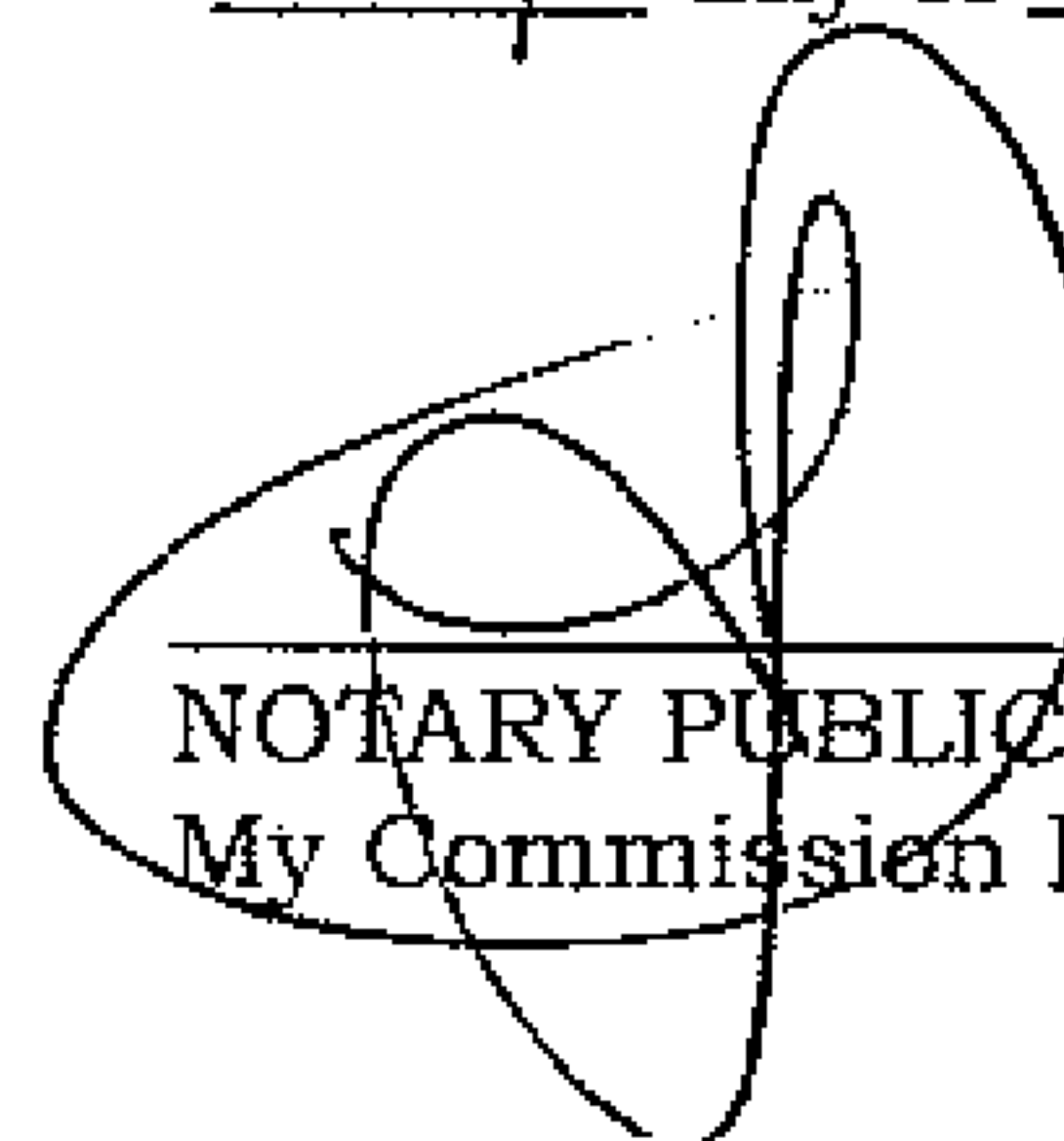
I, Jami Dorobiala, a Notary Public in and for said County, in said State, hereby certify that Jacqueline S. Michaelson, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S3**, a Limited Liability Company, 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 the above and foregoing conveyance, he (she) as such signor and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Personally Known To Me

POA recorded simultaneously herewith.

NOTARY STAMP/SEAL

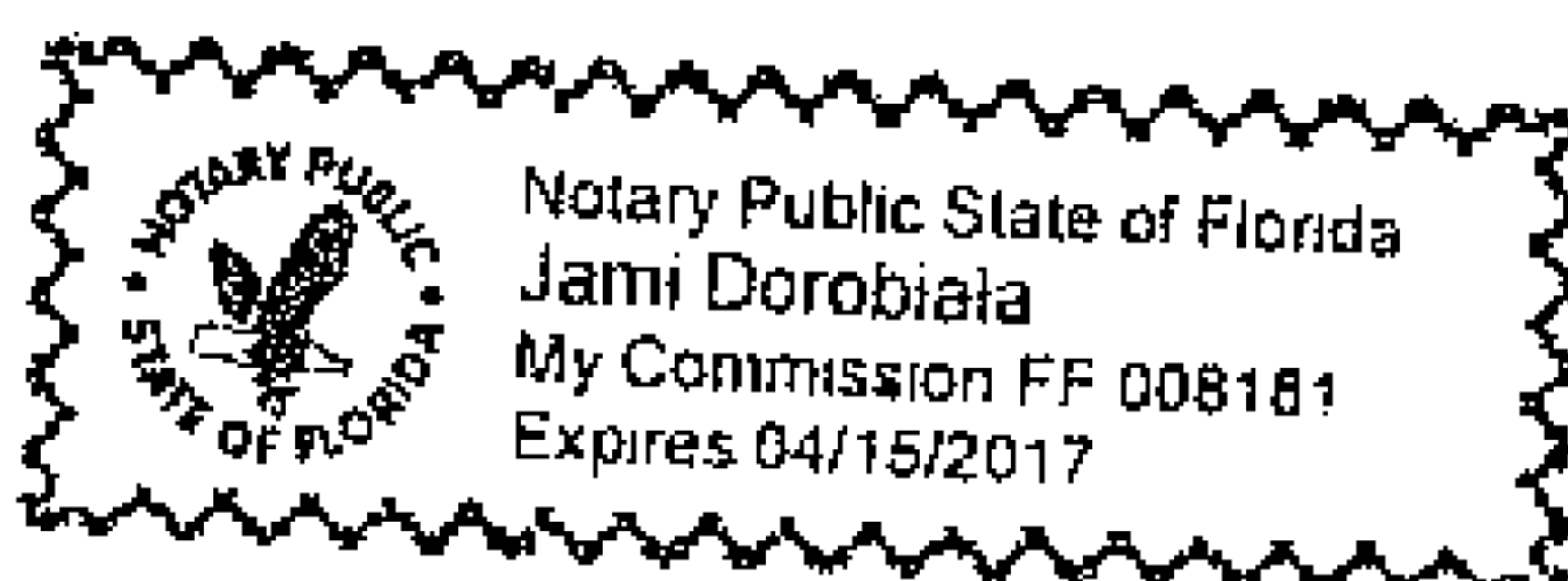
Given under my hand and official seal of office this 20 day of January, 2015.



Jami Dorobiala

NOTARY PUBLIC

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/15/2015 08:27:25 AM
\$188.00 CHERRY
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