



20040826000478570 Pg 1/3 326.00  
Shelby Cnty Judge of Probate, AL  
08/26/2004 10:56:00 FILED/CERTIFIED

RETURN TO:  
TITLE2LAND, LLC  
11851 WENTLING AVE.  
SUITE A  
BATON ROUGE, LA 70816

**Prepared by and Return to:**

Title2Land, LLC  
11851 Wentling, Suite A  
Baton Rouge, Louisiana 70816

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 18<sup>th</sup> day of **August, 2004**, between **U.S. Bank, N.A., as Trustee, Successor by merger to Firststar Bank, N.A., as Trustee for New Century Home Equity Loan Trust, Series 2001-NC1**, as grantor(s) pursuant to that grant of authority a copy attached hereto and made a part hereof, whose address is c/o 12650 Ingenuity Drive, Orlando, Florida 32826 to **James C. Ranelli and Kathy Ranelli**, a married couple, as grantee, whose address is 5324 Woodford Drive, Birmingham, Alabama 35242.

**WITNESSETH:** that the grantors, for in consideration of the sum of **THREE HUNDRED NINE THOUSAND AND NO/100 (\$309,000.00) DOLLARS** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantees heirs forever the following described land located in the County of Shelby, State of Alabama, to-wit:

**All of the following described property situated in Shelby County, Alabama, to wit: LOT NUMBER FIFTY (50), BLOCK TWO (2), , according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51, A, B, C & D, in the Probate Office of Shelby County, Alabama.**

**Being the same property acquired by Foreclosure Deed from Dan G. Lowe and Cecilia W. Lowe to U.S. Bank, N.A. As Trustee, Successor by merger to Firststar Bank, N.A., As Trustee for New Century Home Equity Loan Trust, Series 2001-NC1 dated May 6, 2004 and recorded May 10, 2004 as Book 2004, Page 24381, of the official records of Shelby County, Alabama.**

**Municipal Address: 5324 Woodford Drive, Birmingham, Alabama 35242**  
**Ad Valorem Tax ID Number: 10-1-11-0-005-020.000**

**Send Tax Bill To: James & Kathy Ranelli, 5324 Woodford Drive, Birmingham, Alabama 35242**

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for 2004 and subsequent years.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

U.S. Bank, N.A., as Trustee, Successor by merger to Firststar Bank, N.A., as Trustee for New Century Home Equity Loan Trust, Series 2001-NC1

BY: Joseph Hillery **JOSEPH HILLERY**  
Authorized Agent: Director

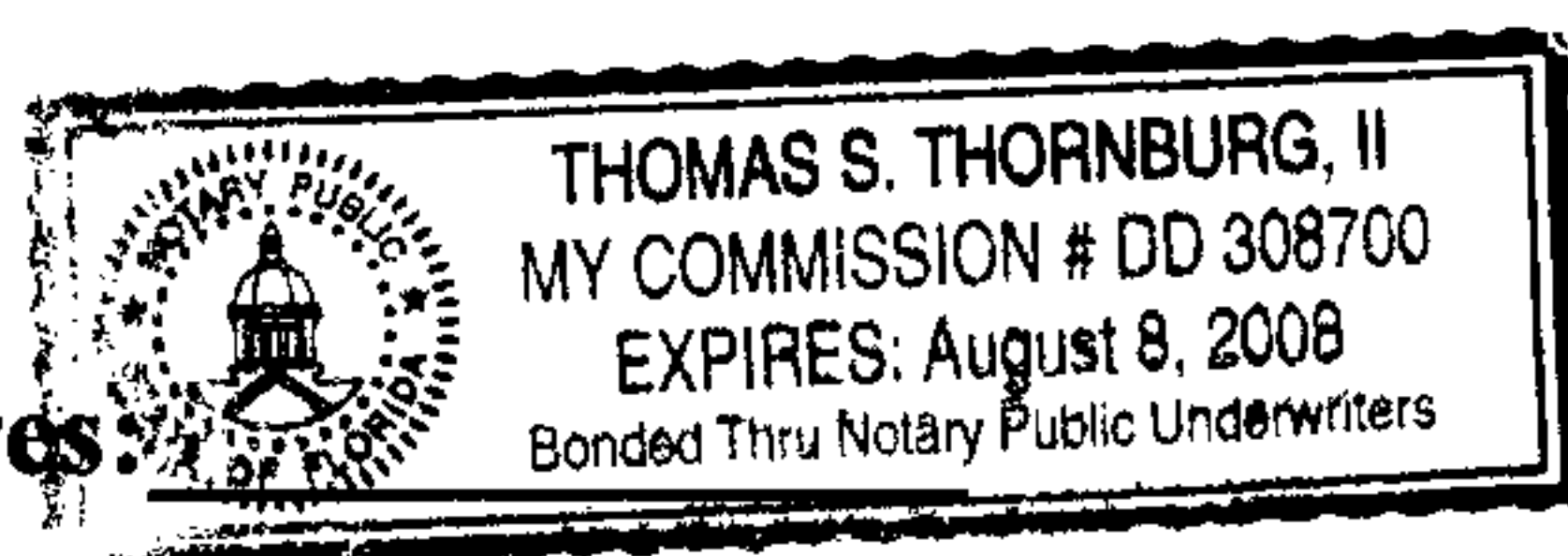
STATE OF Florida

COUNTY OF Orange

Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that Joseph Hillery, whose name as Authorized Agent for U.S. Bank, N.A., as Trustee, Successor by merger to Firststar Bank, N.A., as Trustee for New Century Home Equity Loan Trust, Series 2001-NC1, 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 conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 18th day of August, 2004.

My commission expires:



Thomas S. Thornburg, II  
Notary Public

File No. 04-15770NRS  
Asset #99402315

**INSTR # 101088970**  
**OR BK 31694 PG 0826**  
 RECORDED 06/08/2001 10:42 AM  
 COMMISSION  
 BROWARD COUNTY  
 DEPUTY CLERK 2005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

POA#: 90

**LIMITED POWER OF ATTORNEY**

U.S. Bank National Association fka First Bank National Association ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, 180 East Fifth Street, Corporate Trust, 2nd Floor, St. Paul, MN 55101 hereby constitutes and appoints Ocwen Federal Bank FSB ("Ocwen"), a Federal Bank, and in its name, aforesaid Attorney-In-Fact, by and through any officers appointed by the Board of Directors of Ocwen, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee or the Holders. This Power of Attorney is being issued in connection with Ocwen's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security Instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.
2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or buildings thereon, as U.S. Bank National Association's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements (including subordination agreements) and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.
4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Witness my hand and seal this DEC 15 2000 day of 2000.

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(SEAL) NO CORPORATE SEAL

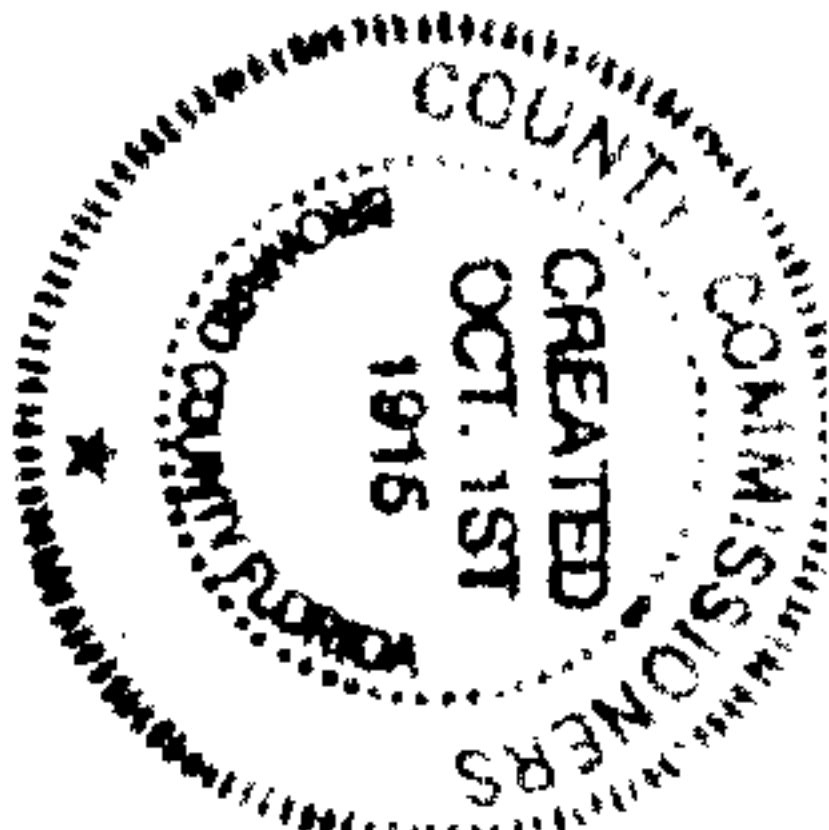
U.S. Bank National Association fka First Bank National Association, as Trustee

*Sharon Delacruz*  
 Witness  
*Sharon Bloom*  
 Witness

By: *Eve D. Kaplan*  
 Eve D. Kaplan, Vice President

*Jason M. Giel*  
 Attest: Jason M. Giel, Asst. Secretary

By: *Shannon M. Rantz*  
 Shannon M. Rantz, Assistant Vice President



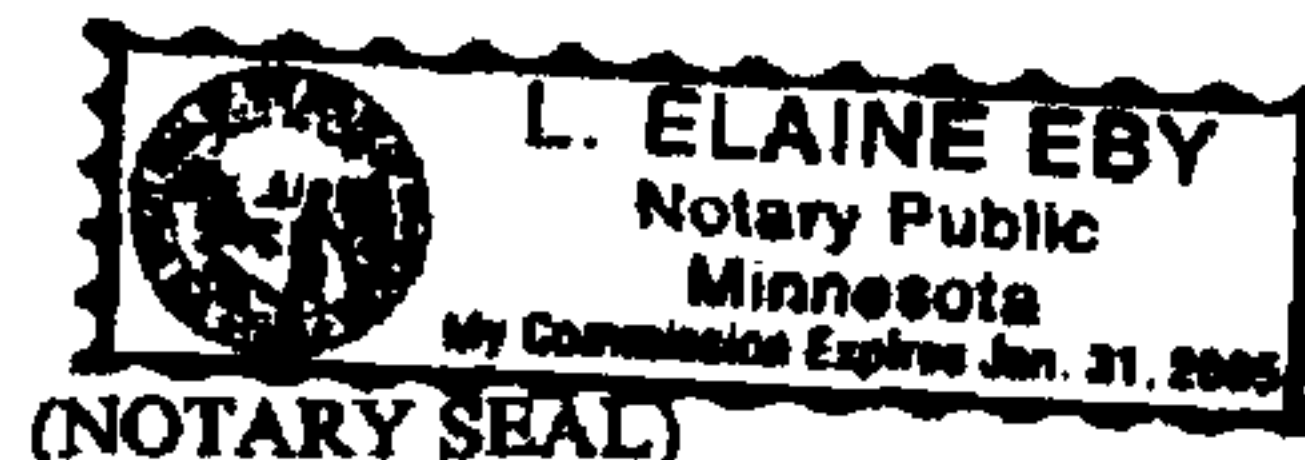
**FOR CORPORATE ACKNOWLEDGMENT**

STATE OF MINNESOTA)ss  
 COUNTY OF RAMSEY )

On this DEC 15 2000 day of 2000 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eve D. Kaplan, Shannon M. Rantz and Jason M. Giel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, Assistant Vice President and Assistant Secretary respectively, of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature *L. Elaine Eby*



My commission expires:

I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 15 day of DEC, 2000.  
 Roger Desjarlais, County Administrator  
 Deputy Clerk

FLA WC Box 97