

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Jeremy Lee Romine
16 Oak Ridge Dr.
Pelham, AL 35124

QUITCLAIM DEED

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixteen Thousand Two Hundred Fifty and 00/100 Dollars (\$116,250.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Secretary of Veterans Affairs, an Officer of the United States of America, and/or his/her successors and assigns (hereinafter called "Grantor(s)"), hereby remise, release, quit claim, grant, sell and convey to Jeremy Lee Romine, (hereinafter called "Grantee(s)"), all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the map of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee(s) forever.

Given under my hand(s) and seal(s) this 30th of November 2004.

\$116,250.00 WAS PAID FROM A MORTGAGE.

Secretary of Veterans Affairs an Officer of the United States of America,
and/or his/her successors and assigns By Ocwen Federal Bank, FSB
Pursuant to a delegation of authority contained in 38 C.F.R. §36.4342 (f)

By: _____
Its **MICHAEL MORELAND**
Director, VA REO

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Moreland whose name as Director, VA REO of Ocwen Federal Bank, FSB, pursuant to a delegation of authority contained in 38 C.F.R. 36.4342 (f) and The Secretary of Veterans Affairs, a corporation, 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand(s) and seal(s) this 30th of November, 2004.



Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL