


20070404000153310 1/5 \$168.00
Shelby Cnty Judge of Probate, AL
04/04/2007 01:13:44PM FILED/CERT

STATE OF **Alabama**
COUNTY OF Shelby

Consideration of 145,000 
File No 65003742
REO No. 101028082

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **U.S. Bank, N.A., as Trustee, on behalf of the registered holders of the ABFC Asset-Backed Certificates, Series 2002-NC1, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC its attorney in fact**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Gordon Smith, a(n)** Married man and his/her/their assigns (hereinafter called "Grantee"), subject to the limited warranties of title stated hereinbelow, the following described property situated in **Shelby County**, State of Alabama, described as follows, to-wit:

The property is commonly known as **934 Greystone Highlands Circle, Birmingham, AL 35242** and is more particularly described as follows:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Gordon Smith** and his/her/theirs assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.



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IN WITNESS WHEREOF, U.S. Bank, N.A., as Trustee, on behalf of the registered holders of the ABFC Asset-Backed Certificates, Series 2002-NC1, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC its attorney in fact, has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 12 day of March, 2007.



By: U.S. Bank, N.A., as Trustee, on behalf of the registered holders of the ABFC Asset-Backed Certificates, Series 2002-NC1

By: Joseph Hillery **JOSEPH HILLERY**, FOR
Director
Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC, Attorney-In-Fact

STATE OF Florida
COUNTY OF Orange

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOSEPH HILLERY, whose name as Director of Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing, LLC, appearing as attorney-in-fact for U.S. Bank, N.A., as Trustee, on behalf of the registered holders of the ABFC Asset-Backed Certificates, Series 2002-NC1, 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 said conveyance, he/she, in his/her capacity as _____ for said limited liability company and in its capacity as attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 12 day of March, 2007.

Valerie Braxton
NOTARY PUBLIC

My Commission Expires:



Valerie Braxton
My Commission DD318917
Expires May 12, 2008



Valerie Braxton
My Commission DD318917
Expires May 12, 2008
JOSEPH HILLERY
Director

Prepared By:
Tim Shelton, Esq.
303 2nd Avenue SE, Suite B
Decatur, AL 35601

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STATE OF ALABAMA
COUNTY OF SHELBY

AFFIDAVIT REGARDING LIENS

ON this 15th day of March, 2007 before me personally appeared
JOSEPH HILLERY, Authorized Officer of U.S. Bank, N.A.,
as Trustee, on behalf of the registered holders of the ABFC Asset-Backed
Certificates, Series 2002-NC1, by Ocwen Federal Bank FSB n/k/a Ocwen Loan
Servicing, LLC its attorney in fact, a corporation, Owner of the property,
personally appeared before me this day and being duly sworn on his/her oath did
say as follows:

No Recent Improvements: Owner states there has been no work, labor or
materials for repairs, additions or improvements made, ordered or contracted to
be made on or to the premises, within 120 days from the date hereof, nor are
there any improvements or fixtures attached to the premises which have not
been paid for in full; and that there are no outstanding or disputed claims for any
such work or items.

This affidavit is given to induce the title company to issue its title insurance
policy or policies, knowing it will rely on the accuracy of the statements herein
made.

The real estate and improvements thereon, if any, referred to herein is
situated in the County of Shelby, State of Alabama and is briefly described as:

Exhibit A attached

IN WITNESS WHEREOF, the undersigned has set forth their hand and seals the
date hereinabove foresaid.



U.S. Bank, N.A., as Trustee, on
behalf of the registered holders of
the ABFC Asset-Backed Certificates,
Series 2002-NC1, by Ocwen Federal
Bank FSB n/k/a Ocwen Loan
Servicing, LLC its attorney in fact

By: 

JOSEPH HILLERY

Title:

Director



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Sworn to and subscribed before me this 12 day of Mar 20 07 .

Valerie Brantley

Notary Public

Notary Seal

My commission Expires _____



My Commission DD318917

Expires May 12, 2008



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EXHIBIT A LEGAL DESCRIPTION

Lot 10, according to the Amended Map of Greystone Highlands, Phase 1, Recorded in Map Book
19, Page 24, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 04/04/2007
State of Alabama

Deed Tax: \$145.00