

STATE OF ALABAMA

Consideration of \$517,000.00

COUNTY OF SHELBY

USLT File No: 65003331

Client File No: 32103400

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **Bank One, N.A., As Trustee for the Benefit of the Registered Holders of the Mortgage-Backed Pass-Through Certificates, Series 2002-AR25, 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 **Adney F. Casey and Paige Casey** 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 **106 Swan Lake Circle, Birmingham, AL 35242** and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure as evidenced by foreclosure deed dated November 15, 2006 and recorded in Instrument 20061130000580930 in the aforesaid County and State

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Adney F. Casey and Paige Casey** 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.

IN WITNESS WHEREOF, Grantor, JOSEPH HILLERY, DIRECTOR
(title) of **Bank One, N.A., As Trustee for the Benefit of the Registered Holders of the Mortgage-Backed Pass-Through Certificates, Series 2002-AR25, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing, LLC**, its attorney in fact, has caused this conveyance to be

**\$413,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS
OF A MORTGAGE LOAN.**

executed in its name by its undersigned officer, and its corporate seal affixed, this 28 day of DECEMBER, 2007.



Bank One, N.A., As Trustee for the Benefit of the
Registered Holders of the Mortgage-Backed Pass-
Through Certificates, Series 2002-AR25

By:

JOSEPH HILLERY

Director

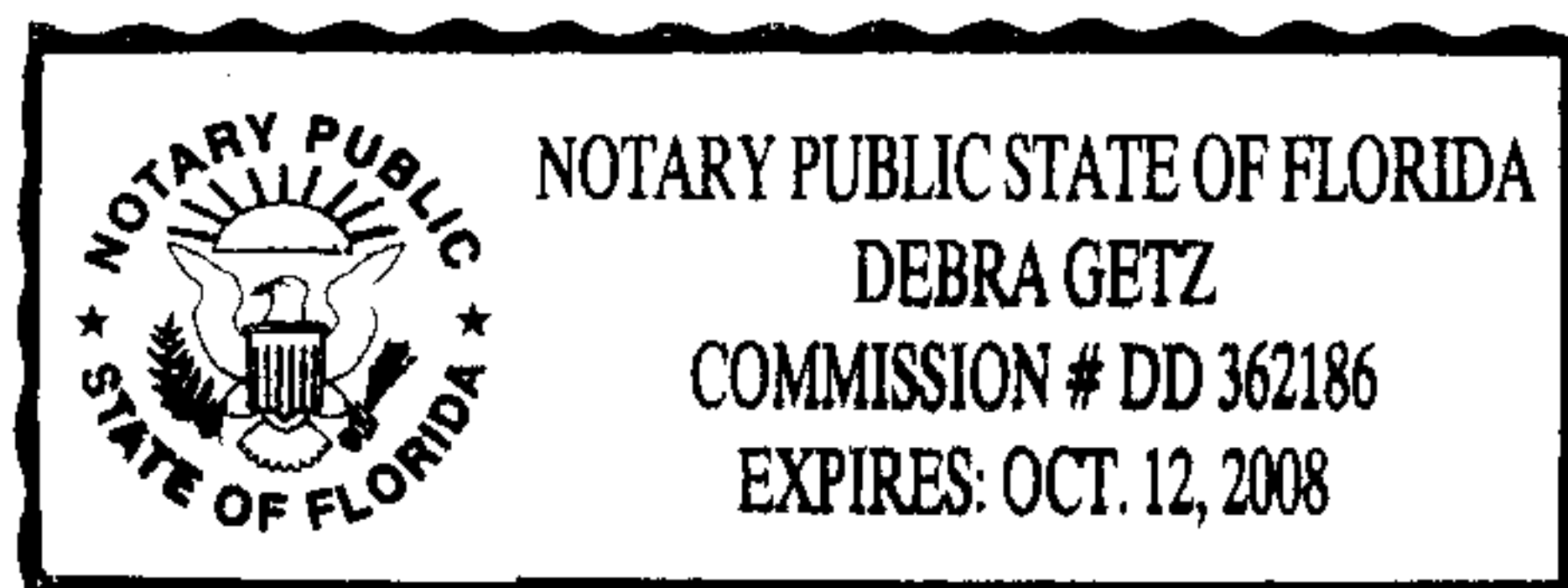
, FOR

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 Bank One, N.A., As Trustee for the Benefit of the
Registered Holders of the Mortgage-Backed Pass-Through Certificates, Series 2002-AR25, 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
DIRECTOR?ATTORNEY IN FACT 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 28 day of Dec, 2007.



Debra Getz
NOTARY PUBLIC

My Commission Expires:

Prepared by:	Mail to:
Maxwell D. Carter, Esq.	U.S. Land Title, LLC, an AL Limited Liability Company
One Perimeter Park South	4875 Olde Towne Parkway, Suite 50
Suite 100 North	Atlanta, GA 30068
Birmingham, AL 35243	

20080124000031220 3/3 \$121.50
Shelby Cnty Judge of Probate, AL
01/24/2008 09:03:44AM FILED/CERT

EXIHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 158 ACCORDING TO THE MAP OF HIGHLAND LAKES, 1ST SECTOR, AN EDDLEMAN COMMUNITY AS RECORDED IN MAP BOOK 18, PAGE 37 A, B, C, D, E, F & G IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

TOGETHER WITH AN NON-EXCLUSIVE EASEMENT TO USE THE PUBLIC ROADWAYS, COMMON AREAS, AND ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07112 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE 'DECLARATION') MINERAL AND MINING RIGHTS EXCEPTED.)