


20090617000231950 1/6 \$78.00
Shelby Cnty Judge of Probate, AL
06/17/2009 11:37:07 AM FILED/CERT

Shelby County, AL 06/17/2009

State of Alabama

Deed Tax : \$52.00

95001037

STATE OF Alabama

Consideration of \$52,000.00

COUNTY OF Shelby

USLT File No: 95001037

Client File No: 322454821

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **THE BANK OF NEW YORK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC3**, 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 **ROBERT H. GANN and ANGELA D. GANN** 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 **9255 Old Highway 280, Chelsea, Alabama 35043** 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 July 24, 2008 and recorded in Instrument No. 20080729000305440 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, **ROBERT H. GANN and ANGELA D. GANN** 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, _____,
(title) of **THE BANK OF NEW YORK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC3**, by **Ocwen Federal Bank FSB n/k/a**



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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 [REDACTED] day of [REDACTED], 20[REDACTED].

**THE BANK OF NEW YORK, AS TRUSTEE FOR
THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES
CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC3**

By:

Keith Chapman
REO Manager

Keith Chapman
REO Manager

_____, 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 Keith Chapman, whose name as REO Manager of Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing, LLC, appearing as attorney-in-fact for THE BANK OF NEW YORK, AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC3, 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
NOTARY PUBLIC-STATE OF FLORIDA
 Pasquale V. Palazzolo
Commission # DD558208
Expires: MAY 30, 2010
BONDED THRU ATLANTIC BONDING CO., INC.



NOTARY PUBLIC
My Commission Expires:

Prepared by:	Mail to:
Maxwell D. Carter, Esq.	U.S. Land Title of Alabama, LLC
1023 Edenton St.	9255 Old Highway 280
Birmingham, AL 35242	CHELSEA, Alabama 35043
205-967-2509	



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EXHIBIT "A"

A LOT OR PARCEL OF LAND SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID $\frac{1}{4}$ - $\frac{1}{4}$ AND RUN NORTH ALONG THE WEST LINE A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 64 DEGREES 10 MINUTES 30 SECONDS TO THE RIGHT FOR A DISTANCE OF 215.6 FEET; THENCE TURN AN ANGLE OF 84 DEGREES 28 MINUTES 30 SECONDS TO THE LEFT FOR A DISTANCE OF 97.25 FEET; THENCE TURN AN ANGLE OF 12 DEGREES 09 MINUTES TO THE RIGHT FOR A DISTANCE OF 307.65 FEET TO THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 280; THENCE WEST ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 30.0 FEET TO THE WEST LINE OF SAID FORTY; THENCE RUN SOUTH ALONG SAID WEST LINE A DISTANCE OF 497.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA

When recorded return to:
Ocwen Loan Servicing, LLC
Attn: Johnna Miller
1661 Worthington Rd, Ste 100
West Palm Beach, FL 33409



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POA # 1976

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON**, having its main office at 101 Barclay Street, New York, New York 10286 (the "Bank"), hereby appoint **Ocwen Loan Servicing, LLC** to be the Bank's true and lawful Attorneys-in-Fact (the "Attorneys") to act in the name, and on behalf, of the Bank with power to do only the following in connection with **Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2003-BC3**, on behalf of the Bank:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements and modification agreements.

5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
- b. the preparation and issuance of statements of breach or non-performance;
- c. the preparation and filing of notices of default and/or notices of sale;
- d. the cancellation/rescission of notices of default and/or notices of sale;



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e. the taking of a deed in lieu of foreclosure; and

f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and

9. to execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and

to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.

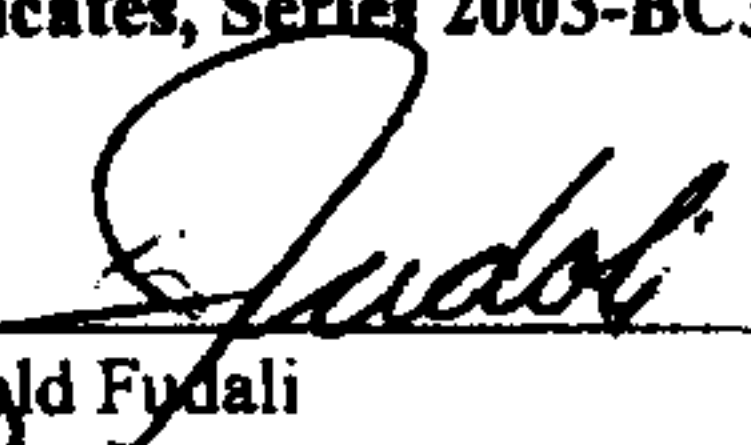
The authority granted to the attorney-in-fact by the Power of Attorney is not transferable to any other party or entity.

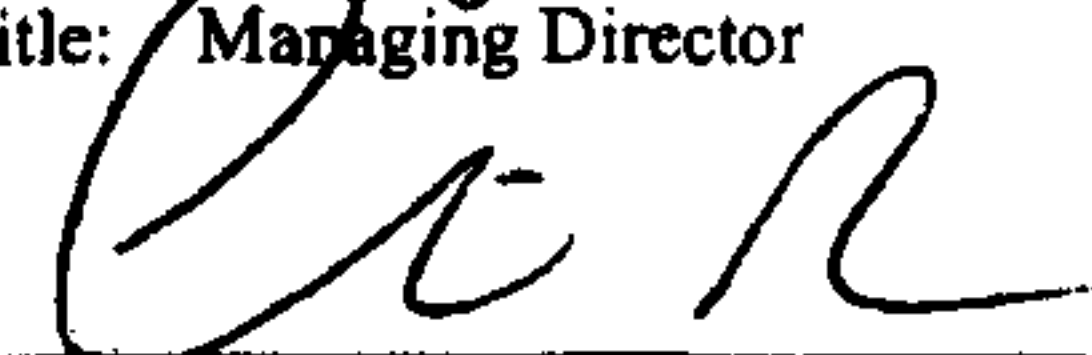
This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

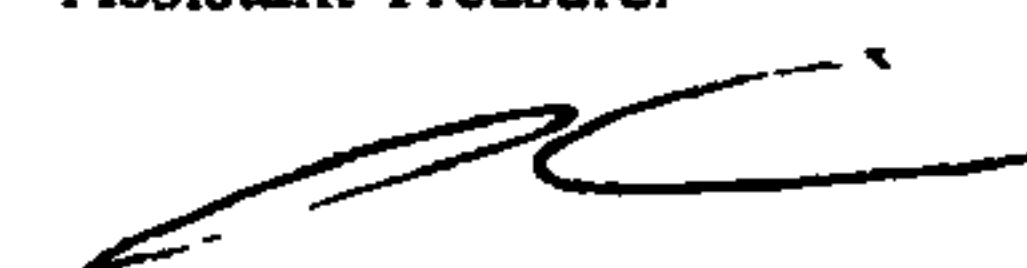
All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

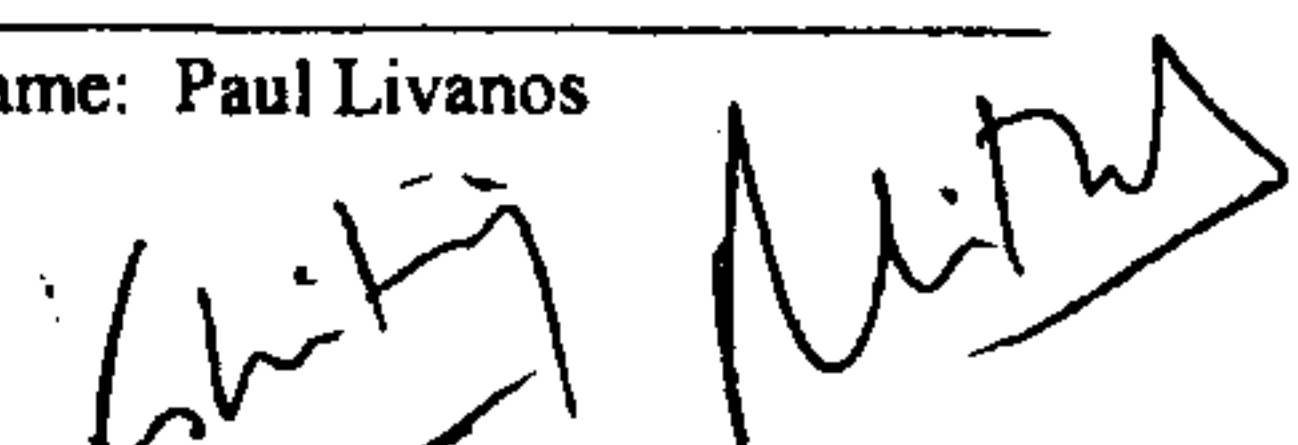
IN WITNESS WHEREOF, The Bank of New York Mellon, as Trustee, pursuant to that Pooling and Servicing Agreement among the Depositor, the Servicer, and the Trustee, dated as of September 1, 2003 and these present to be signed and acknowledged in its name and behalf by Harold Fudali its duly elected and authorized Managing Director by 4th September, 2008.

The Bank of New York Mellon, f/k/a, The Bank of New York,
as successor to JPMorgan Chase Bank, N.A. as Trustee for
**Structured Asset Securities Corporation Mortgage Pass-
Through Certificates, Series 2003-BC3**

By: 
Name: Harold Fudali
Title: Managing Director

By: 
Name: Philip Reinle
Title: Assistant Treasurer

Witness: 
Printed Name: Paul Livanos

Witness: 
Printed Name: Kshitij Mittal

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ACKNOWLEDGEMENT

STATE OF New York

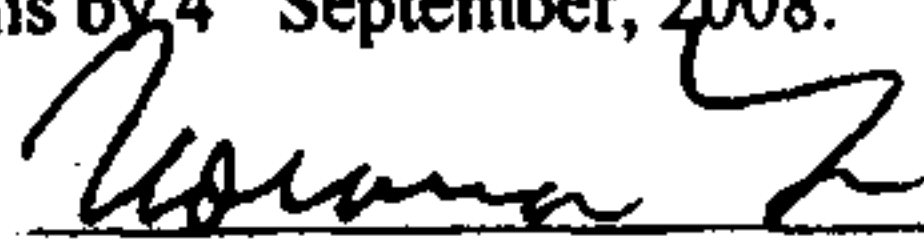
§
§

COUNTY OF Queens

§

Personally appeared before me the above-named Harold Fudali and Philip Reinle, known or proved to me to be the same persons who executed the foregoing instrument and to be the Managing Director and Assistant Treasurer respectively of The Bank of New York Mellon, as Trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2003-BC3, and acknowledged that they executed the same as their free act and deed and the free act and deed of The Bank of New York Mellon.

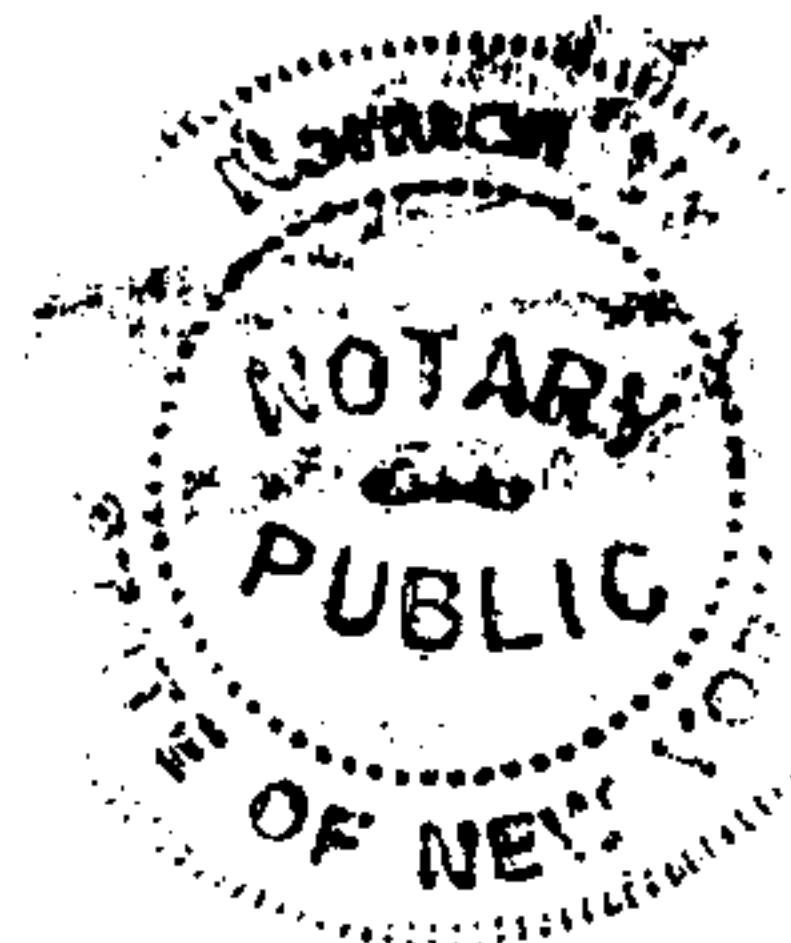
Subscribed and sworn before me this 4th September, 2008.



NOTARY PUBLIC

My Commission expires: _____

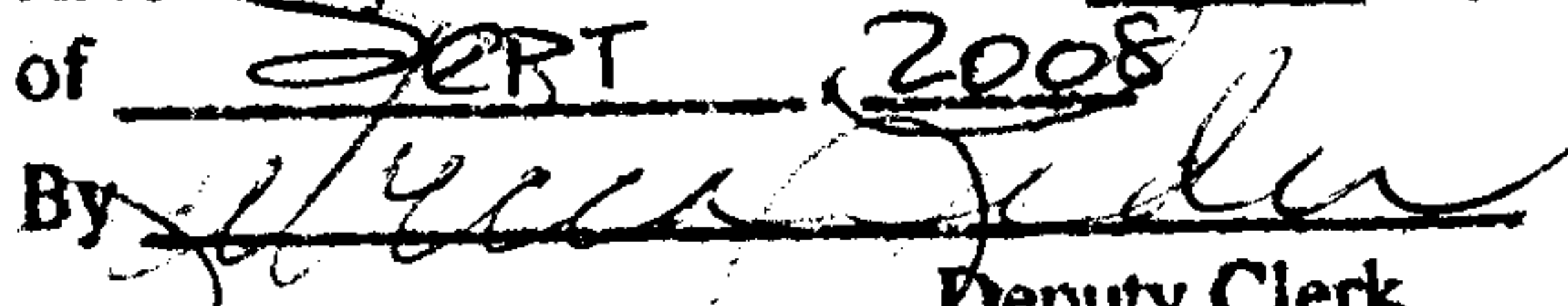
Norman Yu
NOTARY PUBLIC
STATE OF NEW YORK
Qualified in Queens County
LIC# 01YU6183731
COMM. EXP 3-24-2012



C:\Documents and Settings\KSMITTAL\My Documents\KSHITTU\SASCO POA 2003-BC3.doc



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 25 day of SEPT 2008

By 
Deputy Clerk