

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

Send Tax Notice to:

Kenneth R. Carroll

Ramona Carroll

2535 Williamsville Rd
Houston DE 19954

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred nine thousand and 00/100 Dollars (\$109,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee for RAMP 2005RZ4, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kenneth R. Carroll, and Ramona Carroll, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, Survey of Sector 3 Apache Ridge, Sectors 2 and 3, as recorded in the Office of the Judge of Probate in Map or Plat Book 16, Page 60 of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Building setback lines, easements and restrictions as shown by record plat.
4. Restrictions in Instrument #1992-10908.
5. Mineral and mining rights in Instrument #1993-17572.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20101012000338540, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
10 day of December, 2010.

The Bank of New York Mellon Trust Company, National
Association fka The Bank of New York Trust Company,
N.A. as successor to JP Morgan Chase Bank N.A. as
Trustee for RAMP 2005RZ4
By Residential Funding Company, LLC f/k/a Residential
Funding Corporation, as Attorney in Fact

By: 
Its Processing Management Officer


TAMARAH PRADO

STATE OF CA

COUNTY OF So

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Residential Funding Company, LLC f/k/a Residential Funding Corporation, whose name as Residential Funding Corporation of
for The Bank of New York Mellon Trust Company, National Association fka The Bank of New
York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee for RAMP
2005RZ4, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the _____ day of December, 2010.



NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

California All-Purpose Acknowledgement

State of California }

County of

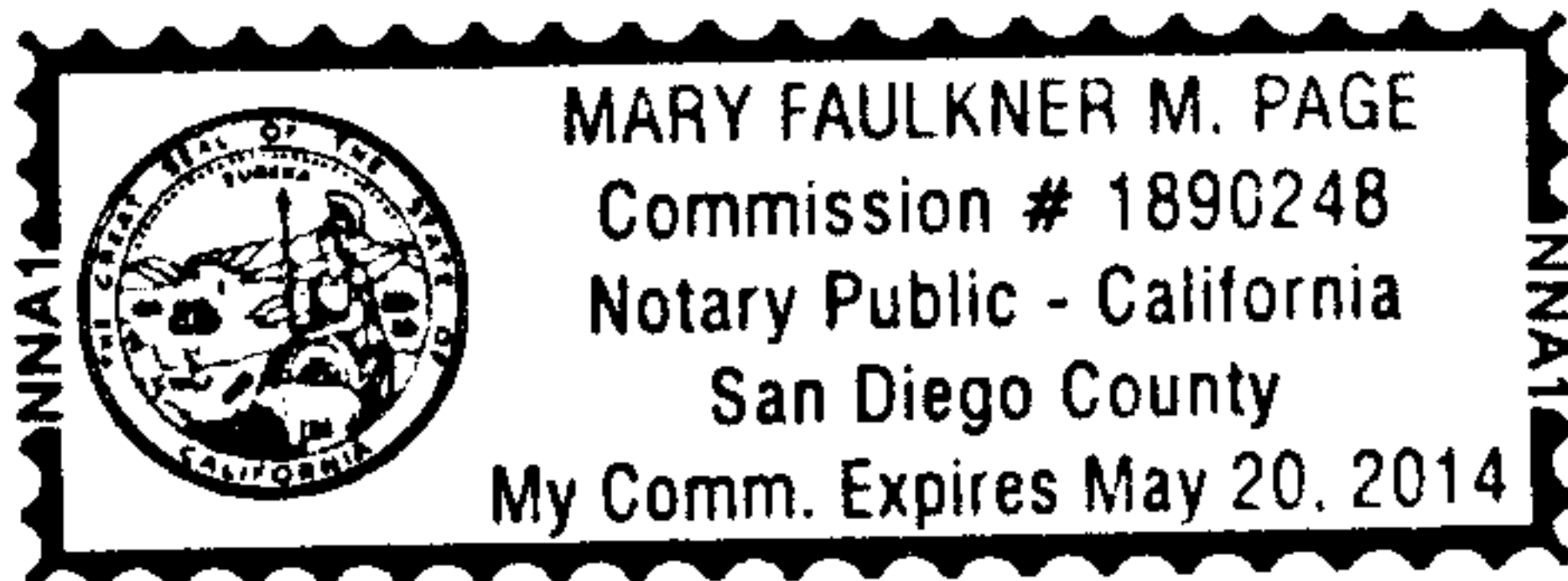
San Diego

20110106000006430 3/3 \$127.00
Shelby Cnty Judge of Probate, AL
01/06/2011 02:18:52 PM FILED/CERT

On December 10, 2010 before me, MARY FAULKNER M. PAGE, a Notary Public

personally appeared _____

TAMARAH PRADO



Notary Public Seal

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

OPTIONAL

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Thumbprint of Signer 1

- ☐ Individual
- ☐ Corporate Officer: _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☒ Other: _____

Processing Management Officer
Signer is Representing: _____

Thumbprint of Signer 2

- ☐ Individual
- ☐ Corporate Officer: _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____