

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

Send Tax Notice to:
WRW 2010 Investments, LLC

4040 Guilford Road
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-four thousand five hundred and 00/100 Dollars (\$94,500.00) to the undersigned, Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank N.A, as Trustee for RAMP 2004RS4, a corporation, by Residential Funding Company, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto WRW 2010 Investments, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, in the Probate Office 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 Grantee herein assume and agree to pay.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
4. Building setback line of 15 feet reserved from Dublin Drive as shown by plat.
5. Easements as shown by recorded plat, including 5 foot drainage easement of the North and Southeast sides and a 10 foot drainage easement on the rear.
6. Restrictions, covenants, and conditions as set out in instruments recorded in Real 166, Page 77 and Real 174, Page 781 in Probate Office.
7. Easements to Alabama Power Company as shown by instrument recorded in Real 166, Page 64 and Real 167, Page 419 in Probate Office.
8. Title to all minerals within and underlying premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Real 177, Page 875 in Probate Office.
9. Restrictions, Limitations, and Conditions, as set out in Map Book 11, Page 100.
10. 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 Inst. No. 20120727000271440, 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 Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6th day of ~~August~~ Sept., 2012.

Set

Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2004RS4
By Residential Funding Company, LLC, as Attorney in Fact

By: [Signature]
Scott Buskirk

Its AUTHORIZED OFFICER

STATE OF Texas

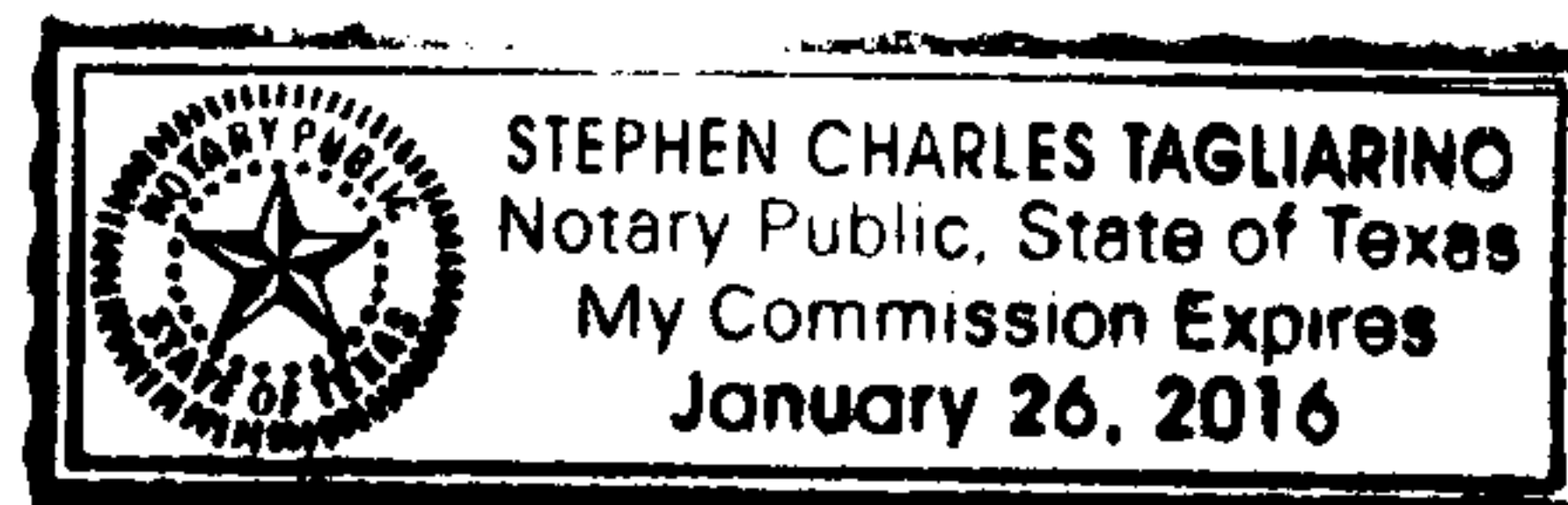
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Buskirk, whose name as AO of Residential Funding Company, LLC, as Attorney in Fact for Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2004RS4, 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 6 day of ~~August~~ Sept., 2012.

[Signature]
NOTARY PUBLIC
My Commission expires: 1/26/16
AFFIX SEAL

2012-002003



20121002000374850 2/3 \$114.50
Shelby Cnty Judge of Probate, AL
10/02/2012 08:31:35 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bank of New York Mellon Trust Company, National Association, as Trustee, fka The Bank of New York Trust Company, N.A., as Trustee, as successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2004RS4

Mailing Address 2711 North Haskell Avenue, 11th Floor, Dallas, TX, 75204

Property Address 2911 Dublin Drive
Helena, AL 35080

Grantee's Name WRW 2010 Investments, LLC

Mailing Address 4040 Guilford Rd
Birmingham, AL 35242

Date of Sale 9/10/2012
Total Purchase Price \$94,500.00

or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/10/2012

Print WRW 2010 Investments, LLC,

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

[Signature]

MY COMMISSION EXPIRES MAY 8, 2016



20121002000374850 3/3 \$114.50
Shelby Cnty Judge of Probate, AL
10/02/2012 08:31:35 AM FILED/CERT

Form RT-1