

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

Send Tax Notice to:

Randall Scott

Carol Scott

PO Box 43569
Birmingham AL 35246

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred two thousand and 00/100 Dollars (\$102,000.00) to the undersigned, The 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 2006RS4, a corporation, by Residential Funding Company, LLC, 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 Randall Scott, and Carol Scott, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 302 according to the survey of Forest Lakes Sector 4, as recorded in Map Book 33, Page 25A, B and C in the Office of the Judge of Probate 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. Subject to Matters shown of recorded Map Book 33, Page 25, A, B & C.
4. Easements and/or rights of way to Alabama Power Company recorded in Book 126, Page 191, Book 126, Page 323 and Book 236, Page 829.
5. Right of others for ingress and egress purposes in and to the use of Shelby County Located on insured premises as recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966.
6. Title to all minerals oil and gas within and underlying the premises together with all mining rights and other rights privileges and immunities relating thereto as reserved in Book 53, at Page 262 and Deed Book 331, Page 262.
7. Restrictions as shown on recorded plat.
8. 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. 20120517000175620, in the Probate Office of Shelby County, Alabama.



20121102000421570 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
11/02/2012 12:15:10 PM FILED/CERT

Shelby County, AL 11/02/2012
State of Alabama
Deed Tax: \$102.00

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 26 day of October, 2012.

The 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 2006RS4 By Residential Funding Company, LLC, as Attorney in Fact

By: [Signature]
Its Eddie Mendez
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 Eddie Mendez, whose name as AO of Residential Funding Company, LLC, as Attorney in Fact for The 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 2006RS4, 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.

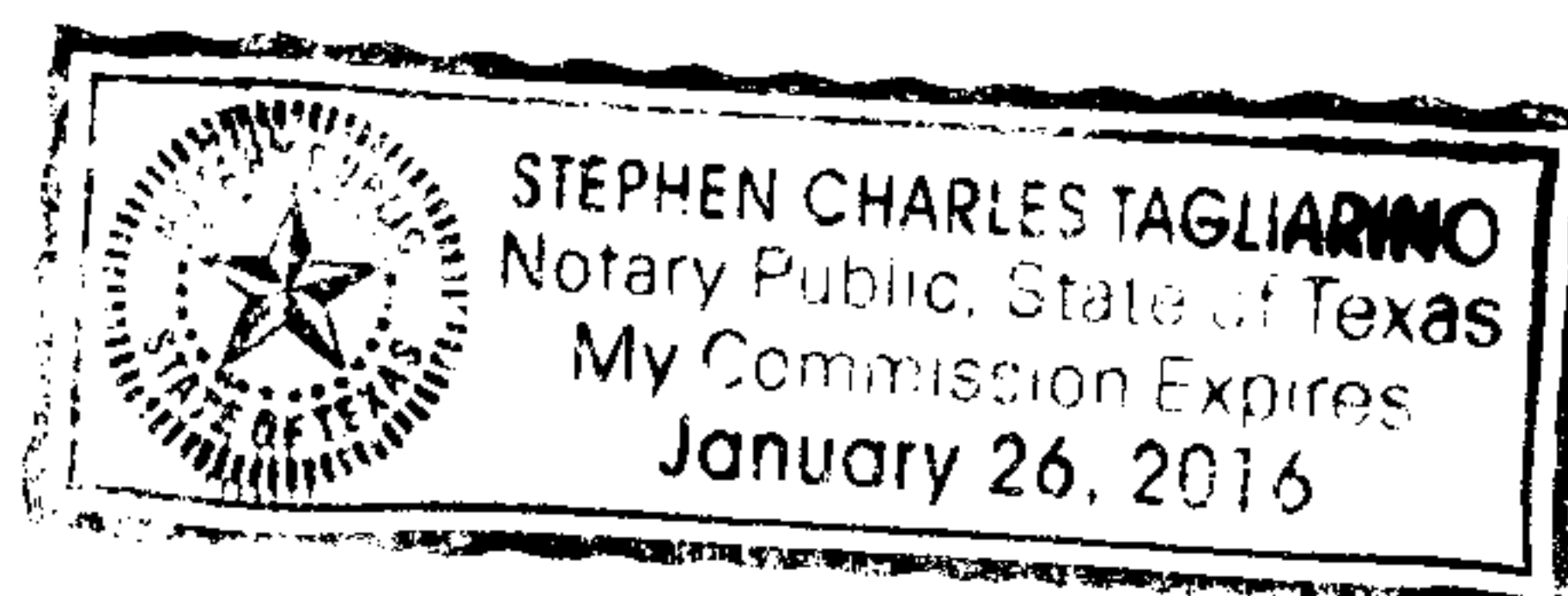
Given under my hand and official seal, this the 26 day of October, 2012.

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

2012-001406



20121102000421570 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
11/02/2012 12:15:10 PM 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 The 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 2006RS4

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

Property Address 5998 Forest Lakes Cove Sterrett, AL 35147

Grantee's Name Randall Scott, Carol Scott
PO Box 43569
Birmingham AL 35246

Mailing Address _____

Date of Sale 10/30/2012
Total Purchase Price \$102,000.00

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 10/30/2012

☐ Unattested

(verified by)

Print CAROL Scott
Sign Carol Scott
(Grantor/Grantee/Owner/Agent) circle one

