



20130326000126150 1/3 \$86.50
Shelby Cnty Judge of Probate, AL
03/26/2013 02:32:45 PM FILED/CERT

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

Send Tax Notice to:
Michael J. Darragh
Annette Darragh

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Eight Thousand Five Hundred And 00/100 Dollars (\$68,500.00) to the undersigned, U.S. Bank National Association as Trustee for RASC 2005KS1, a corporation, by Ocwen Loan Servicing, 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 Michael J. Darragh, and Annette Darragh, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Tract III-C according to the plat of Spring Creek Hills situated in Section 11, Township 24 North, Range 15 East, as originally recorded in Map Book 17, Page 43, re-subdivision (re-surveyed) as recorded in Map Book 18, Page 112 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 Grantees herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20120808000290990, 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.



Shelby County, AL 03/26/2013
State of Alabama
Deed Tax: \$68.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20th 19th TK day of March, 2013.

U.S. Bank National Association as Trustee for RASC 2005KS1
By Ocwen Loan Servicing, LLC, as Attorney in Fact

By: [Signature]
Teerayut Kaewpradit
Its AUTHORIZED OFFICER

STATE OF Texas

COUNTY OF Dallas

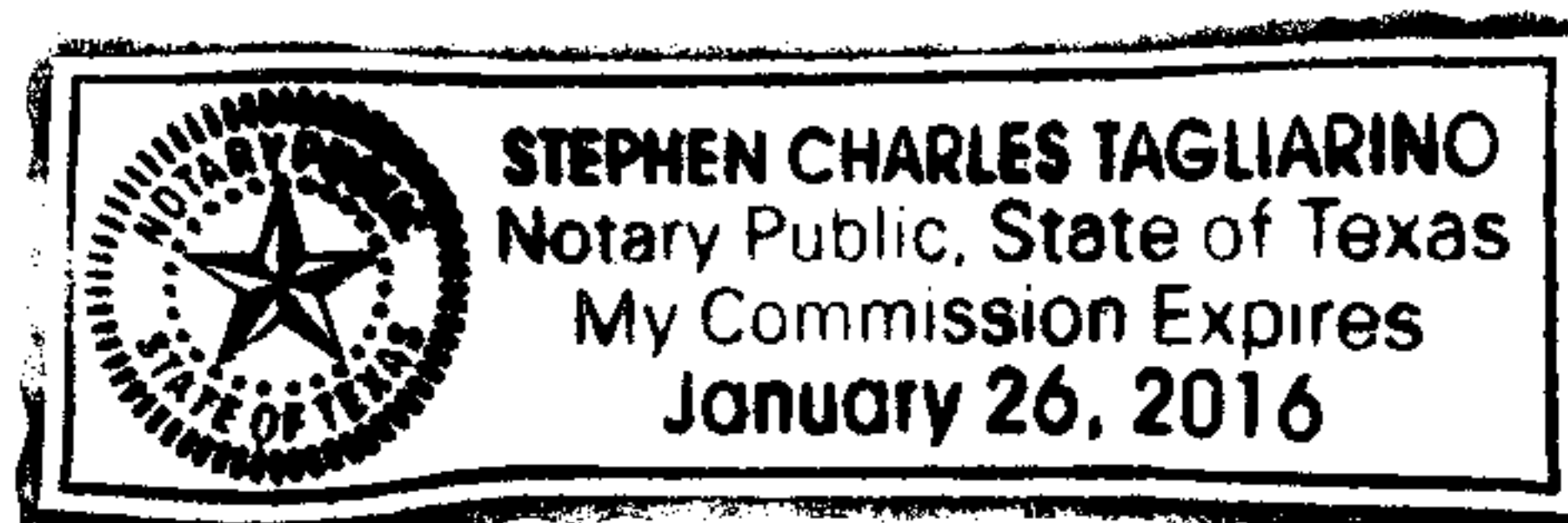
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teerayut Kaewpradit, whose name as AO of Ocwen Loan Servicing, LLC, as Attorney in Fact for U.S. Bank National Association as Trustee for RASC 2005KS1, a corporation, is signed to the foregoing conveyance, 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 20 day of March, 2013.

[Signature]
NOTARY PUBLIC

My Commission expires: 1/26/16
AFFIX SEAL

2012-002161



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Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National Association as
Trustee for RASC 2005KS1
Mailing Address 2711 N Haskell Ave #900
Dallas, TX 75204

Grantee's Name Michael J. Darragh, Annette
Darragh
Mailing Address 2877 Wilshire Court
Orefield, PA 18069

Property Address 51 Wild Rose Lane
Shelby, AL 35143

Date of Sale 3/25/2013
Total Purchase Price \$68,500.00

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 3/25/2013

☐ Unattested

(verified by)

Print

Sign

Sirate - Permitt PC
[Signature]
(Grantor/Grantee/Owner/Agent) circle one



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