

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

Send Tax Notice to:  
Luis Eduardo Rodriguez Martinez  
Victor Omar Rodriguez Martinez  
319 Willow Glen DR.  
ALABASTER AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-Five Thousand And 00/100 Dollars (\$55,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, as Trustee for RASC 2004-KS2, 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 Luis Eduardo Rodriguez Martinez, and Victor Omar Rodriguez Martinez, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, Block 2, according to Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in Probate Office of Shelby County, Alabama; being situated in 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. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 101 page 80.
4. Restrictive covenant as recorded in Misc. Book 48 page 799.
5. Restrictions as shown on recorded plat.
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 Number 20130228000084840, 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 24 day of July, 2013.

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, as Trustee for RASC 2004-KS2

By Ocwen Loan Servicing, LLC, as Attorney in Fact

By:

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 The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, as Trustee for RASC 2004-KS2, 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.

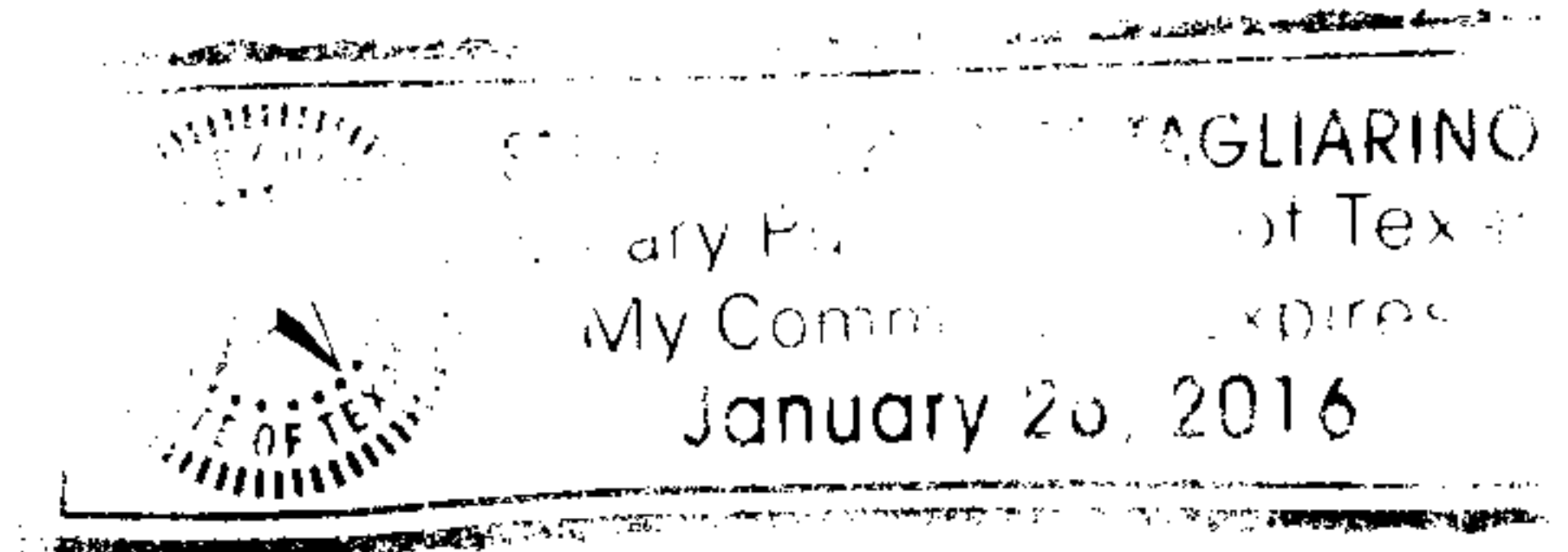
Given under my hand and official seal, this the 24 day of July, 2013.

[Signature]  
NOTARY PUBLIC

My Commission expires: 1/26/16

AFFIX SEAL

2013-000530



20130730000308100 2/3 \$76.00  
Shelby Cnty Judge of Probate, AL  
07/30/2013 09:04:42 AM FILED/CERT



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

Form RT-1