

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.





Shelby County, AL 07/30/2013 State of Alabama Deed Tax:\$55.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that <u>leer yet the pett</u>, whose name as \_\_\_\_\_\_\_\_ 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.

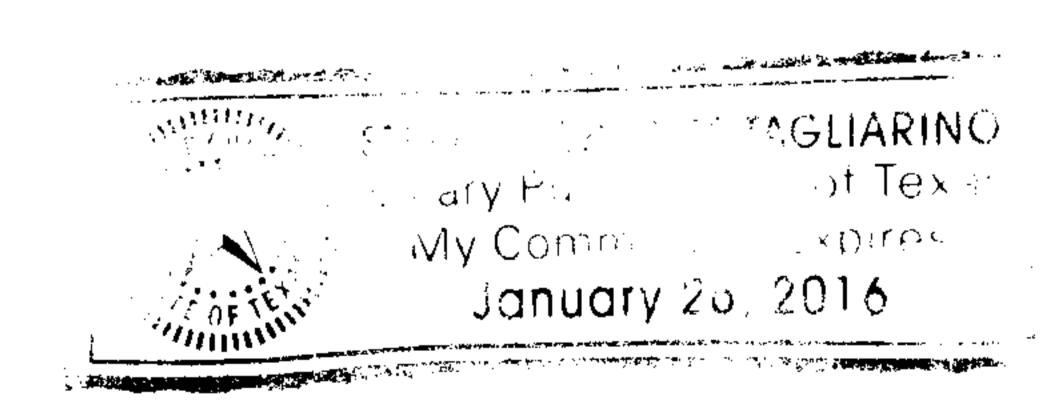
Given under my hand and official seal, this the May of July, 2013.

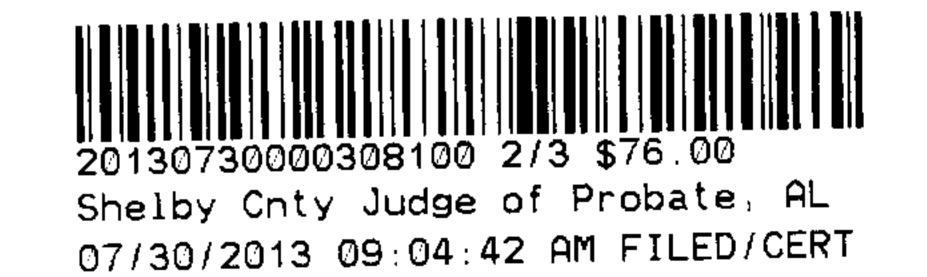
NOTARY PUBLIC

My Commission expires: //26//6

AFFIX SEAL

2013-000530





## Real Estate Sales Validation Form

|  | This Document must be filed in accorda   | nce with Code of Alabama 1975                                    | S, Section 40-22-1   |
|--|--|--|--|
| Grantor's Name   | 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 | Grantee's Name   | Luis Eduardo Rodriguez Martinez, Victor Omar Rodriguez Martinez  319 Willow Flew Di ALABASTER AL 35007 |
| Mailing Address  | 1525 S. Belt Line Road, Coppell, TX 75019  | Mailing Address  | •  |
| Property Address   | 319 Willow Glen Dr<br>Montevallo, AL 35115   | Date of Sale<br>Total Purchase Price<br>or<br>Actual Value<br>or | 07/26/2013<br>\$55,000.00<br>\$  |
|  |  | Assessor's Market Value  | \$   |
| (Recordation of documents)  Bill of Sale  Sales Contract  Closing Statements | ent<br>ocument presented for recordation conf  | Appraisal<br>Other   |  |
| ======================================                                       | reu.   |  |  |
| Grantor's name and current mailing addre                                     | mailing address - provide the name of  | structions<br>f the person or persons convey                     | ing interest to property and their   |
| Grantee's name and conveyed.   | mailing address – provide the name o   | of the person or persons to who                                  | m interest to property is being  |
| Property address – t   | he physical address of the property be   | ing conveyed, if available.                                      |  |
| Date of Sale – the da  | ate on which interest to the property wa   | as conveyed.   |  |
| Total purchase price instrument offered for                                  | - the total amount paid for the purcha record.   | se of the property, both real ar                                 | nd personal, being conveyed by the   |
|  | property is not being sold, the true valuer record. This may be evidenced by a   | · · · · · · · · · · · · · · · · · · ·                            | •  |
| valuation, of the prop   | d and the value must be determined, the local official determined by the local official determined and the taxpayer will be penalized processed and the taxpayer will be penalized processed.                      | I charged with the responsibility                                | y of valuing property for property tax   |
| ·  | f my knowledge and belief that the info<br>false statements claimed on this form<br>22-1 (h).  |  |  |
| Date <u>07/26/2013</u>   |  | Print Luis Edvardo   | Rodriquez Martinez   |
| Unattested   | (verified by)  | SignGrantor/Grantee/   | Swner/Agent) circle one  |
|  |  | · · · · · · · · · · · · · · · · · · ·                            |  |

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