



20131014000409610 1/3 \$24.50  
Shelby Cnty Judge of Probate, AL  
10/14/2013 11:38:24 AM 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:  
Vivian Melko  
619 Valleyview Drive  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand And 00/100 Dollars (\$120,000.00) to the undersigned, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS9, 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 Vivian Melko, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 5, according to the survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82 in the 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company and South Central Bell Telephone Company as recorded in Deed Volume 302, Page 83.
4. Easement/right-of-way to Pelham Sewer Fund Inc. as recorded in Deed Volume 298, Page 677.
5. Easement/right-of-way to Alabama Power Company as recorded in Deed Volume 298, Page 597.
6. Restrictive covenant as recorded in Misc. Volume 15, Page 333.
7. Mineral and mining rights as recorded in Deed Volume 298, Page 597. 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. 20130801000312280, in the Probate Office of Shelby County, Alabama.

\$ 117,826.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Shelby County, AL 10/14/2013  
State of Alabama  
Deed Tax: \$2.50



13-1344

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of September, 2013.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS9  
By Residential Funding Company, LLC, as Attorney in Fact

By: [Signature]  
**Teerayut Kaewpradit**  
Its [Signature]

STATE OF Texas

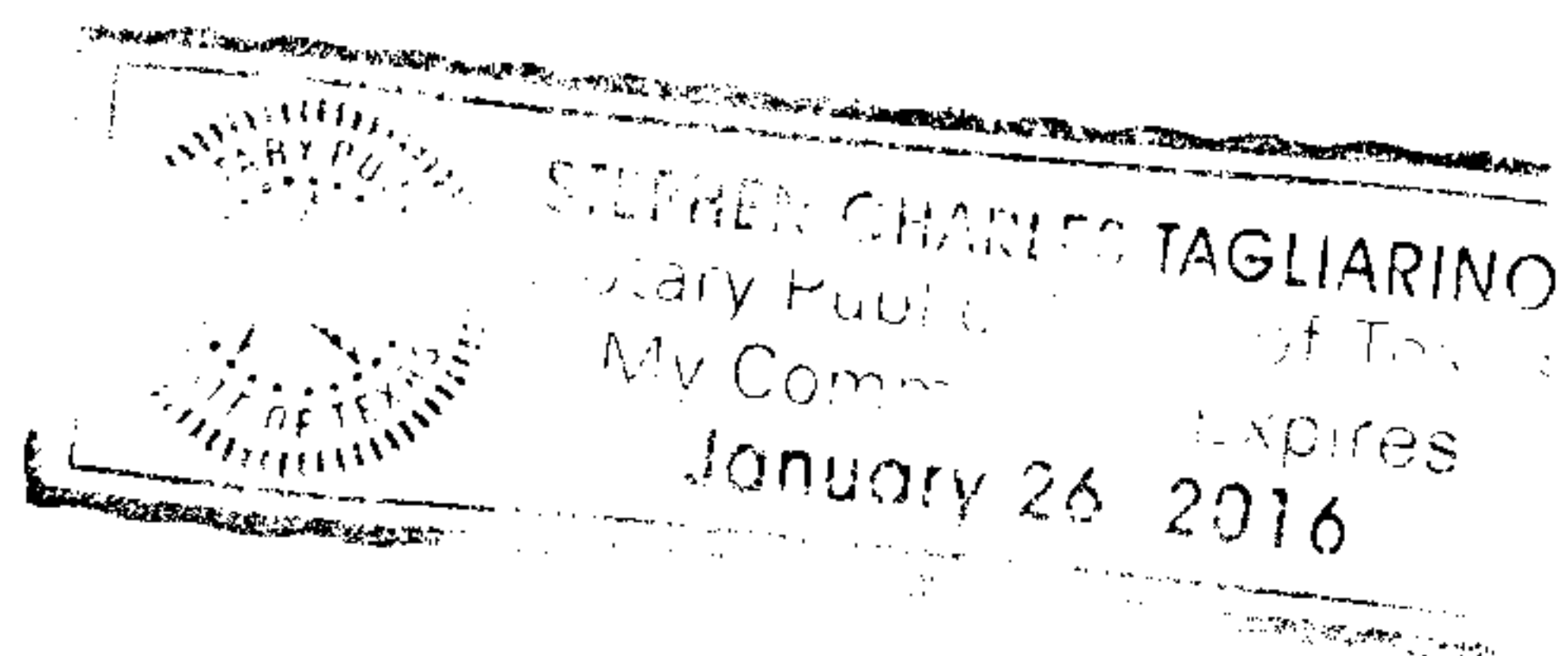
COUNTY OF Dallas


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teerayut Kaewpradit, whose name as As of Residential Funding Company, LLC, as Attorney in Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS9, 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 September, 2013.

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

2013-001584



  
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## Real Estate Sales Validation Form

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

Grantor's Name: The Bank of New York

Grantee's Name: Vivian Melko

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

Mailing Address: 2301 Morris Avenue Unit 213  
Birmingham, AL 35203

Property Address: 619 Valleyview Drive  
Pelham, AL 35124

Date of Sale: 10/7/13

Total Purchase Price: \$ 120,000.00

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 10.7.13

Print Name: Vivian Melko

Signature: \_\_\_\_\_

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



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