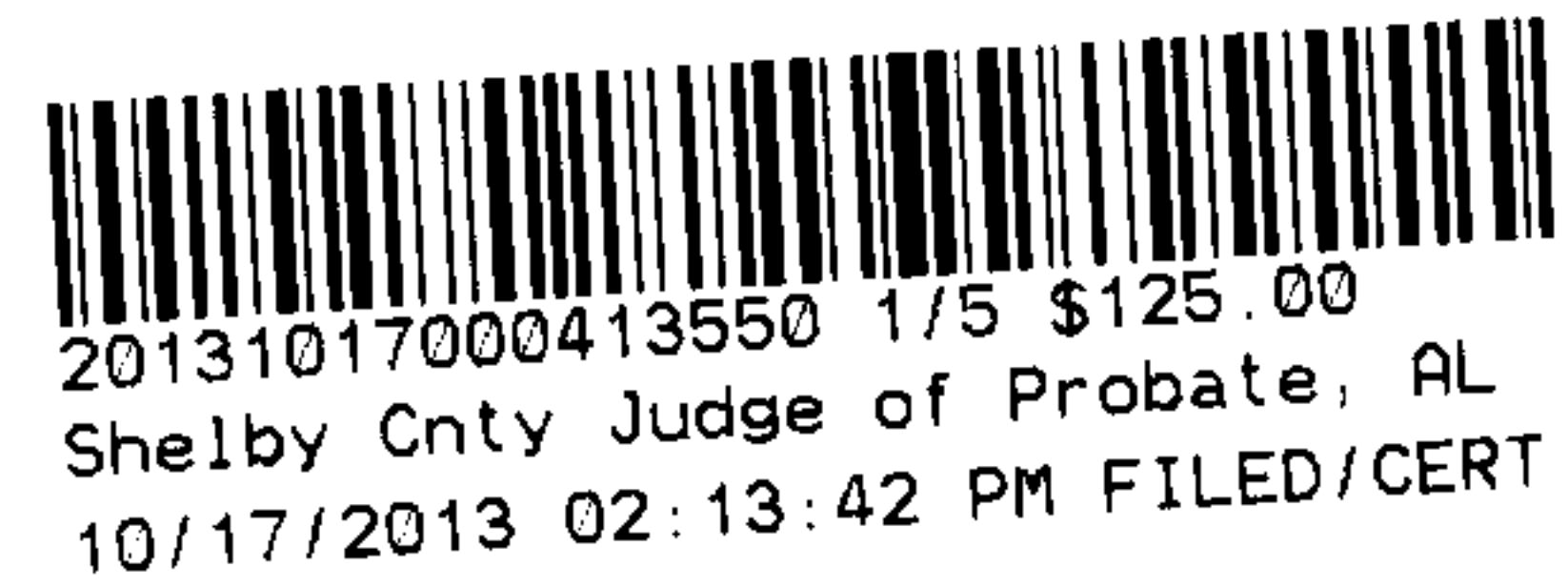


10 493.750 00

1900 17598513



QUIT-CLAIM DEED

Loan# 7092429807

THIS INDENTURE, Made on the 13 day of September A.D. 2013 by and between **THE GRANTOR** The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF-BC4, 552 William Penn Place 7th Fl., Pittsburgh, PA 15219-1737, party of the first part, and **THE GRANTEE** The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee SURF 2004-BC4, by its Attorney-in-fact Ocwen Loan Servicing, LLC, party of the second part, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, where to mail future tax bills.

WITNESSETH, that the said party of the first part, in consideration of the sum of No Consideration (\$0.00) Dollars, does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party of the second part the following described lots, tracts or parcels of land, lying, being and situate in the County of Shelby and State of Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 5144 Weatherford Drive, Birmingham, AL 35242

Assessment Value: \$ 0.00

AND BEING simultaneously recorded with the Special Warranty deed and executed to perfect the chain of title.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year above written.

Deed Prepared By:
The Bank of New York Mellon
Trust Company, N.A.
552 William Penn Place 7th Fl.,
Pittsburgh, PA 15219-1737

Record & Return To:
T&A REO, Inc.
144 S. White Horse Pike
Somerdale, NJ 08083
856-566-5118 x 323

Send Tax Bills To:
The Bank of New York Mellon
Trust Company, N.A.
1661 Worthington Road Ste. #100
West Palm Beach, FL 33409

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, with no Representation as to its effect upon title. NO TITLE INSURANCE ISSUED!

Shelby County, AL 10/17/2013
State of Alabama
Deed Tax: \$99.00

Jennifer Weinstock
Witness Jennifer Weinstock

The Bank of New York Mellon Trust Company, N.A.
f/k/a The Bank of New York Trust Company, N.A., as
successor-in-interest to JPMorgan Chase Bank, National
Association, as Trustee SURF-BC4

By: Franci Boothney

Title: Contract Management Coordinator

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

I certify that on this 13 day of September, 2013, before me, the subscriber, a Notary Public
of the State aforesaid, personally appeared Franci Boothney,
Title: ☆ Of The Bank of New York Mellon Trust Company, N.A. f/k/a The
Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National
Association, as Trustee SURF-BC4, whose name is subscribed to the within instrument, and
acknowledged the foregoing deed to be his/her act under the authority of the Grantor and also certify,
under penalties of perjury, that he/she is duly authorized to execute same and that the consideration
recited herein is true and correct.

ALLYSON RIVERA
Notary Public

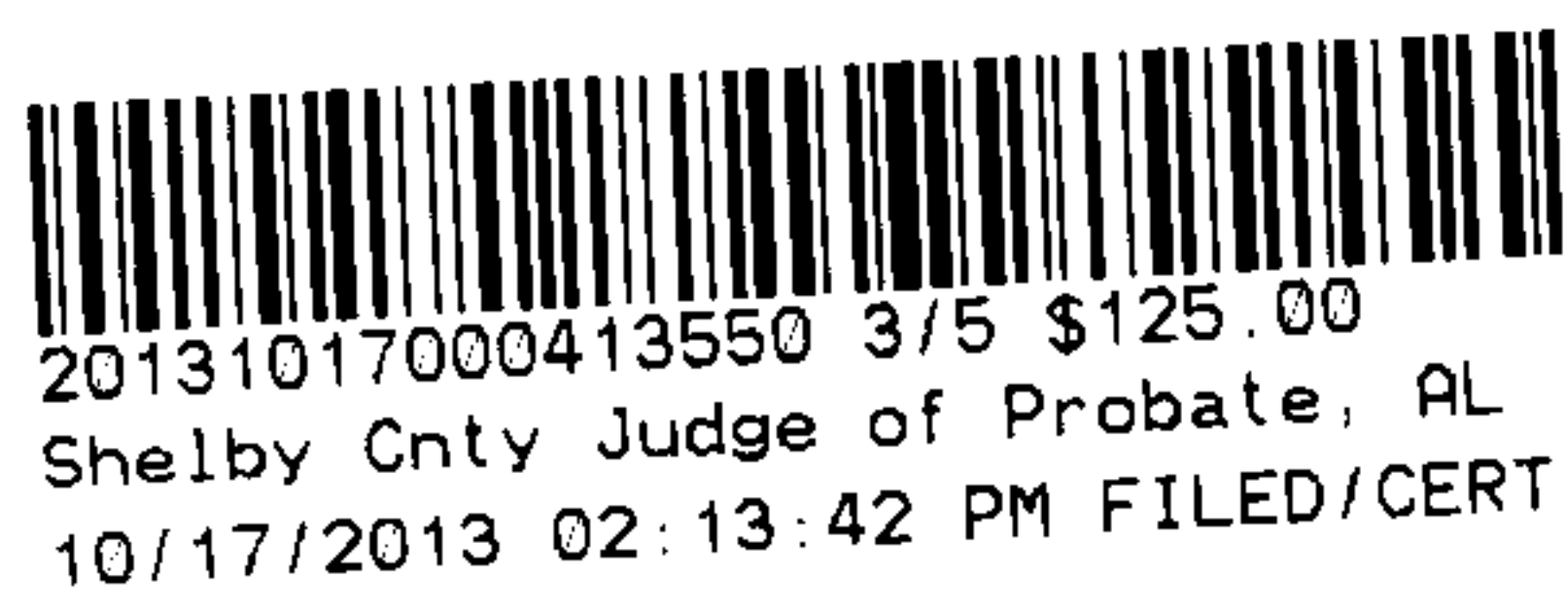
My term expires: 1-28-17

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

20131017000413550 2/5 \$125.00
Shelby Cnty Judge of Probate, AL
10/17/2013 02:13:42 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

**Lot 2, in Block 12, according to the Survey of Broken Bow, South as recorded in Map Book 11,
Page 82, in the Probate Office of Shelby County, Alabama.**



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, N.A. f/k/a The
Bank of New York Trust
Company, N.A., successor-in-
interest to JPMorgan Chase
Bank, National Association, as
Trustee SURF 2004-BC4

Grantee's Name Grubb and Grubb, LLC

Mailing Address 552 William Penn Place
Pittsburg PA. 15219

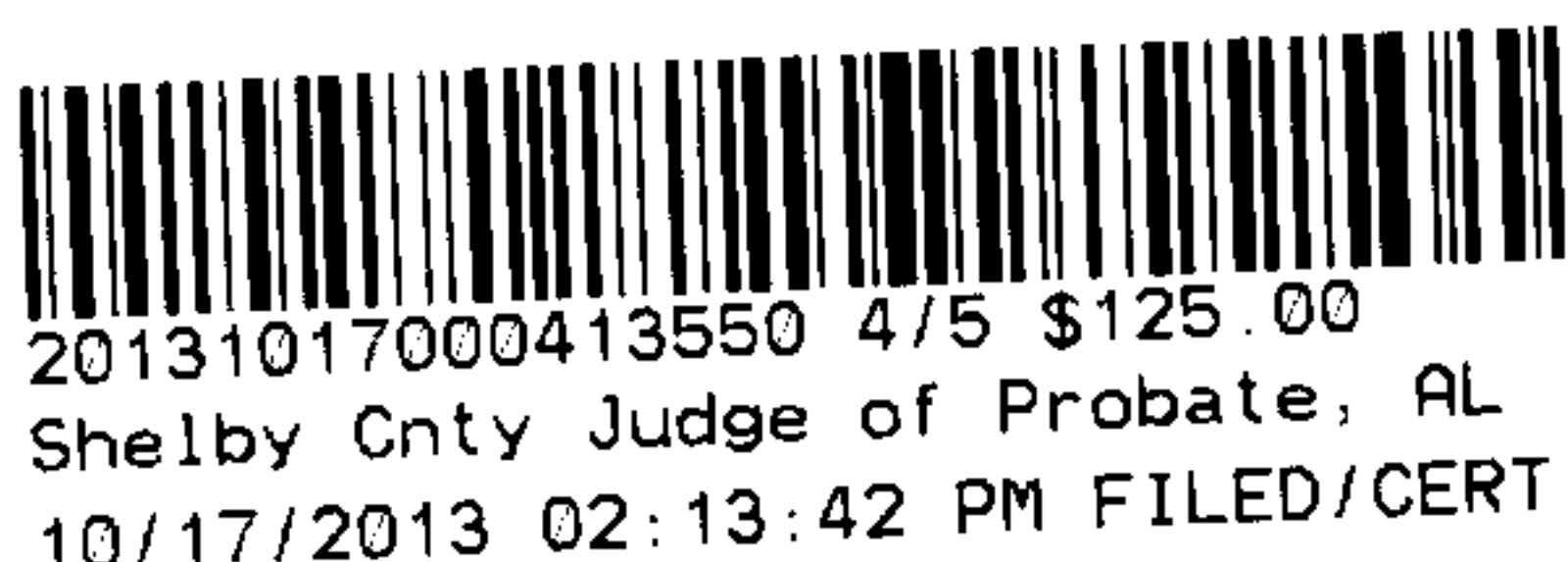
Mailing Address 4413 Ashington Circle
Birmingham AL 35242

Property Address 5144 Weatherford Drive
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$171,399.00

or
Actual Value \$

or
Assessor's Market Value \$98,750.00



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 - Revenue office

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 validation, 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 ss 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 ss 40-22-1 (h).

Date _____

Print _____

Unattested _____

Sign _____

Jennifer Kaykendall
[Signature]
Agent

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20131017000413550 5/5 \$125.00
Shelby Cnty Judge of Probate, AL
10/17/2013 02:13:42 PM FILED/CERT