



This Document Prepared By:
 THE BANK OF NEW YORK MELLON
 TRUST COMPANY, N.A.
 1661 Worthington Road, Suite 100,
 West Palm Beach FL 33409
 Phone #: (561) 682-8000

Tax Notice:
Grubb+Grubb LLC
4413 Ashington Circle
Birmingham AL 35242

Shelby County, AL 10/17/2013
 State of Alabama
 Deed Tax: \$171.50

SPECIAL WARRANTY DEED

7092429807C 7092429807

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Seventy-One Thousand Three Hundred Ninety-Nine and 00/100 Dollars (\$ 171,399.00) and other good and valuable consideration in hand paid to the undersigned, 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, a Limited Liability Company organized under the laws of the State of Delaware, and located at 1661 Worthington Road, Suite 100, West Palm Beach FL 33409 (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto GRUBB AND GRUBB, LLC (hereinafter "Grantee", whether one or more), whose mailing address is: 4413 ASHINGTON CIRCLE , BRIMINGHAM, AL 35242, the following described real estate situated in Shelby County, State of Alabama, to wit:

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.

10-1-12-0-009-046.000

Property Address: 5144 WEATHERFORD DRIVE, BIRMINGHAM, AL 35242

This deed is being simultaneously recorded with the Quit Claim Deed dated 9/13/13 attached hereto, and executed to perfect the chain of title.

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns, in fee simple.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

20131017000413560 2/2 \$188.50
Shelby Cnty Judge of Probate, AL
10/17/2013 02:13:43 PM FILED/CERT

WITNESS my hand and seal this 23 day of September, 2013.

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

By: Franci Boothney **Franci Boothney**

Its: Contract Management Coordinator
Of Ocwen Loan Servicing, LLC, its attorney in fact

STATE OF FLORIDA

COUNTY OF PALM BEACH

Limited Liability Company Acknowledgement

The foregoing instrument was acknowledged and sworn before me this 23 day of September, 2013, by Franci Boothney as Contract Management Coordinator of Ocwen Loan Servicing, LLC, attorney in fact for 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 who is personally known to me or who has produced _____ as identification.

Given under my hand this 23 day of September, 2013.



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

Allyson Rivera
Notary Public

My Commission Expires: 1-28-17

Grantors address:

1661 Worthington Rd. Ste 100
West Palm Beach FL 33409

Grantees address:

4413 Ashington Circle
Birmingham AL 35242