



20140109000009330 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
01/09/2014 03:10:48 PM FILED/CERT

This Document Prepared By:

U.S. Bank
c/o Ocwen Loan Servicing LLC
1661 Worthington Road Suite 100
West Palm Beach, Florida 33409

After Recording Send Tax Notice To:

Tak Shing Chiu
1564 Haddon Drive
Hoover, Alabama 35226

Assessor's Parcel Number: 13-7-26-4-001-002.035

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of EIGHTY-THREE THOUSAND NINETY-NINE AND NO/100 DOLLARS (\$83,099.00), to the undersigned GRANTOR, **U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7, by Ocwen Loan Servicing, LLC, as Attorney-in-Fact**, a Limited Liability Company organized and operating under the laws of the State of Delaware, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Tak Shing Chiu, a married person**, (herein referred to as grantee), whose mailing address is 1564 Haddon Drive, Hoover, Alabama 35226, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 34, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR ONE, PHASE THREE, AS RECORDED IN MAP BOOK 20, PAGE 82, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 105 King Arthur Place, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded April 19, 2013; Doc. No. 20130419000160770

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Shelby County, AL 01/09/2014
State of Alabama
Deed Tax: \$22.00

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator,
who is authorized to execute this conveyance, has hereunto set its signature and seal, this
29 day of October, 2013.

U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan
Asset-Backed Certificates, Series 2006-7, by Ocwen Loan Servicing, LLC, as Attorney-in-Fact:

Attest:

Daniel Delpesche

**Contract Management
Coordinator**

Daniel Delpesche

Printed Name & Title

By: *Linda Willis*

Linda Willis

Contract Management Coordinator

Printed Name & Title

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, Guirleene Dolcine, a Notary Public in and for said
County, in said State, hereby certify that Linda Willis, whose
name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-in-
Fact for U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust,
Mortgage Loan Asset-Backed Certificates, Series 2006-7**, 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 above and foregoing conveyance, he/she, as such signor
and with full authority, executed the same voluntarily for and as the act of said corporation on
the day the same bears date.

POA recorded simultaneously herewith.

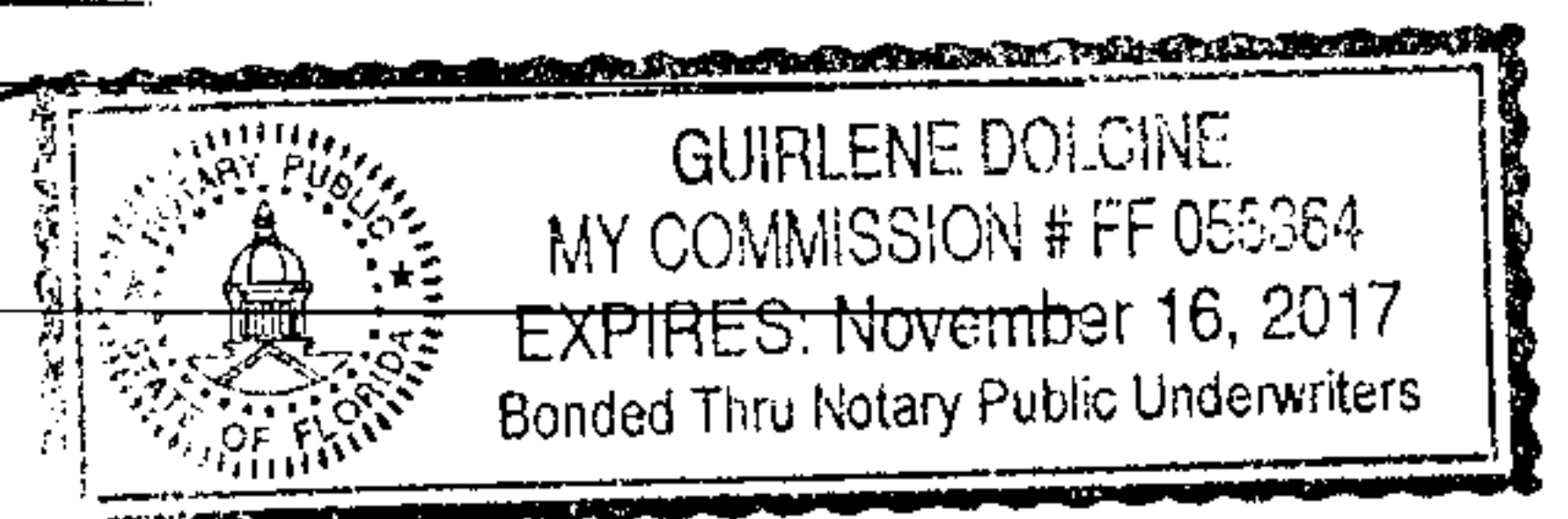
NOTARY STAMP/SEAL

Given under my hand and official seal of office this
29 day of October, 2013.

[Signature]

NOTARY PUBLIC

My Commission Expires: _____



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Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank, N.A.
Mailing Address 1601 Worthington Blvd Ste 100
West Palm Beach, FL 33409

Grantee's Name Tak Shing Chin
Mailing Address 1514 Haddon Dr
Hoover, AL 35226

Property Address 105 King Arthur Place
Alabaster, AL 35007

Date of Sale 11/5/2013

Total Purchase Price \$ 83,099

or

Actual Value

\$

or

Assessor's Market Value \$

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

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:

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 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 1975 § 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 § 40-22-1 (h).

Date 1-5-14

Print

Allen Thomas

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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