

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

20140219000046020 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
02/19/2014 03:23:00 PM FILED/CERT

After Recording Send Tax Notice To:

Jill Lindsey
303 Heath Drive
Birmingham, Alabama 35242

Assessor's Parcel Number: 101020993081053

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of SEVENTY-TWO THOUSAND FOUR HUNDRED FOUR AND NO/100 DOLLARS (\$72,404.00), to the undersigned GRANTOR, **The Bank of New York Mellon Trust Company, National Association formerly known as The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS7, by Ocwen Loan Servicing, LLC, as Attorney-in-Fact**, whose mailing address is 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409, (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 **Jill Lindsey, a single person**, (herein referred to as grantee), whose mailing address is 303 Heath Drive, Birmingham, Alabama 35242, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

UNIT 303, IN CAMBRIAN WOOD CONDOMINIUM, LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS THERETO, AS RECORDED IN MISC. BOOK 12 PAGE 87 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED BY MISC. BOOK 13 PAGE 2, BOOK 13 PAGE 4, AND MISC. BOOK 13 PAGE 344 IN SAID PROBATE OFFICE TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF SAID CONDOMINIUM RECORDED IN MAP BOOK 6 PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 303 Heath Drive, Birmingham, Alabama 35242

Source of Title. Ref.: Deed: Recorded February 3 , 2014; Doc. No. 20130419000160090

Date of Sale: 02/03/2014
Total Purchase Price: \$72,404.00

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

Shelby County, AL 02/19/2014
State of Alabama
Deed Tax:\$72.50

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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.

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 28th day of January, 2014.

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 JP Morgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS7, by Ocwen Loan Servicing, LLC, as Attorney-in-Fact

Attest:

Moraima Medina

By: Jennifer Weinstock

Jennifer Weinstock Contract Management Coordinator

Printed Name & Title

Moraima Medina Contract Management Coordinator

Printed Name & Title

STATE OF FLORIDA

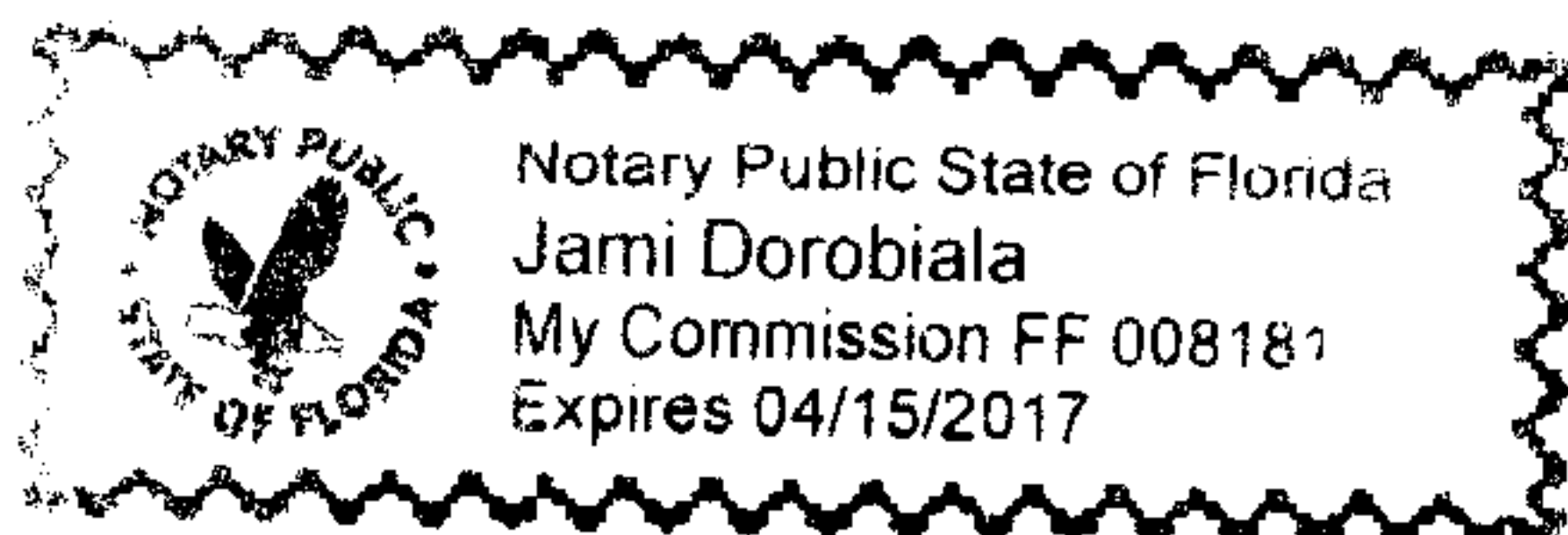
PALM BEACH COUNTY

I, Jami Dorobiala

, a Notary Public in and for said County, in said State, hereby certify that Jennifer Weinstock, whose name as Contract Management Coordinator 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 JP Morgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS7**, 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 officer 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 28th day of January, 2014.

Jami Dorobiala
NOTARY PUBLIC
My Commission Expires:

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
Mailing Address 1661 Worthington Rd Ste 100
West Palm Beach, FL 33409

Grantee's Name Jill Lindsey
Mailing Address 3504 Pineland Dr.
Birmingham, AL 35242

Property Address 303 Heath Drive
Birmingham, AL 35242

Date of Sale 02/11/2014

Total Purchase Price \$ 72,404

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 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 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 2-19-14

Unattested

(verified by)

Print Allen Thomas

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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