

20140305000060370 1/2 \$137.50
Shelby Cnty Judge of Probate, AL
03/05/2014 12:52:46 PM FILED/CERT

This Document Prepared By:

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

After Recording Send Tax Notice To:

Richard Compton
1678 Montgomery Road, Unit 104
Birmingham, Alabama 35216

Assessor's Parcel Number: 11-7-25-0-001-001.071

SPECIAL WARRANTY DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED TWENTY THOUSAND FOUR HUNDRED SEVENTY-FOUR AND NO/100 DOLLARS (\$120,474.00), to the undersigned GRANTOR, **U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-FFH2, 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 **Richard Compton, a married man as his sole and separate property**, (herein referred to as grantee), whose mailing address is 1678 Montgomery Road, Unit 104, Birmingham, Alabama 35216, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 17-A, ACCORDING TO THE RESURVEY OF LOTS 14, 15, 16 AND 17, AMENDED MAP OF CHASE PLANTATION, AS RECORDED IN MAP BOOK 8, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 17 Ashford Circle, Birmingham, Alabama 35244
Source of Title. Ref.: Deed: Recorded July 15, 2013; Doc. No. 20130715000287110

Date of Sale: January 27, 2013
Total Purchase Price: \$120,474.00

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 03/05/2014
State of Alabama
Deed Tax: \$120.50

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 10 day of January, 2014.

U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-FFH2, by: Ocwen Loan Servicing, LLC, as Attorney-in-Fact

Attest:

Jennifer Weinstock

By: [Signature]

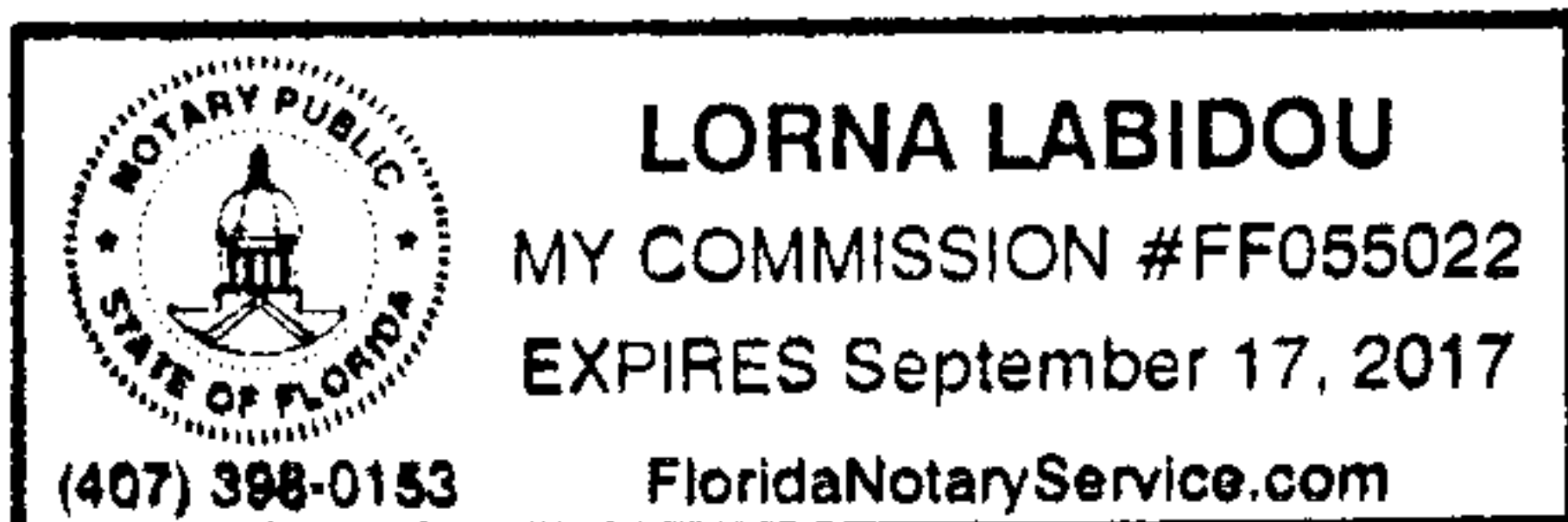
Richard T. Vendetti **Contract Management Coordinator**
Printed Name & Title

Jennifer Weinstock **Contract Management Coordinator**
Printed Name & Title

STATE OF Florida
Palm Beach COUNTY

I, Lorna Labidou, a Notary Public in and for said County, in said State, hereby certify that Richard T. Vendetti, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-in-Fact for U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-FFH2**, 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.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 10 day of January, 2014.

Lorna Labidou
NOTARY PUBLIC
My Commission Expires:

POA RECORDED SIMULTANEOUSLY HEREWITH.

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