

This Document Prepared By:

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

After Recording Send Tax Notice To:

Daniel and Cynthia Osburn
40334 Newport Drive
Plymouth, Michigan 48170

Assessor's Parcel Number: 10 5 15 0 001 015.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED EIGHTEEN THOUSAND DOLLARS AND NO/100 (\$118,000.00), to the undersigned GRANTOR, **The Bank of New York Mellon, as Successor Trustee to JPMORGAN Chase Bank, As Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact**, whose mailing address is C/o Ocwen Loan Servicing, LLC 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 **Daniel Osburn and Cynthia Osburn, husband and wife, joint tenants with rights of survivorship**, (herein referred to as grantee), whose mailing address is 40334 Newport Drive, Plymouth, Michigan 48170, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 5015 Mountain View Parkway, Birmingham, Alabama 35244

Source of Title. Ref.: Deed: Recorded October 30, 2014; Doc. No. 20141030000343060

Date of Sale: February 13, 2015

Total Purchase Price: \$118,000.00

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



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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.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date 2/10/2015 Printed Name: **Guirlene Dolcine**
Signature: [Signature]

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 February, 2015.

The Bank of New York Mellon, as Successor Trustee to JPMORGAN Chase Bank, As Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Attest:

[Signature]

Jon King

Contract Management Coordinator

By: [Signature]

Guirlene Dolcine

Contract Management Coordinator

Printed Name & Title

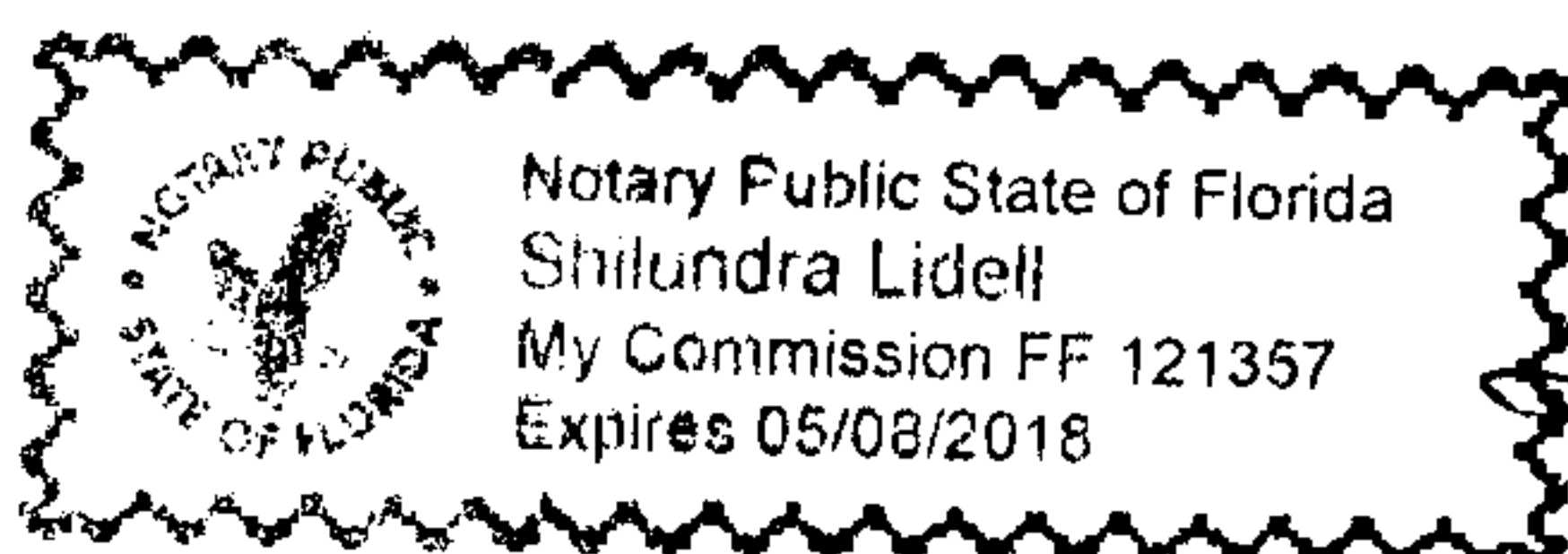
Printed Name & Title

STATE OF Florida
Palm Beach COUNTY
Shilundra Lidell

I, Guirlene Dolcine, a Notary Public in and for said County, in said State, hereby certify that Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact for The Bank of New York Mellon, as Successor Trustee to JPMORGAN Chase Bank, As Trustee for NovaStar Mortgage Funding Trust, Series 2004-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-1**, 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. **Personally Known To Me**

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
10 day of February, 2015.



Shilundra Lidell

Shilundra Lidell

NOTARY PUBLIC


My Commission Expires: 5/8/18

POA recorded simultaneously herewith.

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EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND DESCRIBED AS FOLLOWS; LOT 28, IN BLOCK 1, ACCORDING TO THE SURVEY OF GROSS' ADDITION TO ALTADENA SOUTH, 2ND PHASE, 1ST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


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Shelby County, AL 03/18/2015
State of Alabama
Deed Tax:\$24.00

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 Road, Ste 100
West Palm Beach, FL 33409

Grantee's Name Daniel M. Osburn
Mailing Address Cynthia Osburn
5015 Mountainview Parkway
Birmingham, Alabama 35244

Property Address 5015 Mountainview Parkway
Birmingham, Alabama 35244

Date of Sale 03/06/15
Total Purchase Price \$ 123,609.00
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 _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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