

20150828000300940

08/28/2015 02:42:33 PM

DEEDS 1/2

This Document Prepared By:

Leila Hansen, Esq.

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

After Recording Send Tax Notice To:

Daniil Homes Solutions, LLC

14241 Dallas Parkway Suite 650 Plaza III

Dallas, TX 75254

Assessor's Parcel Number: 13-1-01-2-005-010.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of NINETY-SIX THOUSAND AND NO/100 DOLLARS (\$96,000.00), to the undersigned GRANTOR, **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS12, 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 **Daniil Homes Solutions, LLC, a Texas limited liability company**, (herein referred to as grantee), whose mailing address is 14241 Dallas Parkway Suite 650 Plaza III, Dallas, Texas 75254, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 10, ACCORDING TO THE MAP AND SURVEY OF 6TH SECTOR, CHANDA TERRACE, AS RECORDED IN MAP BOOK 16, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 2741 Wellington Drive, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded January 9, 2015; Doc. No. 20150109000009860

Total Purchase Price: \$96,000.00

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 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 21 day of August, 2015.

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS12, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:

Jon King

Jon King

Contract Management Coordinator

Printed Name & Title

STATE OF Florida
Palm Beach COUNTY

By: Guirlene Dolcine

Guirlene Dolcine

Contract Management Coordinator

Printed Name & Title

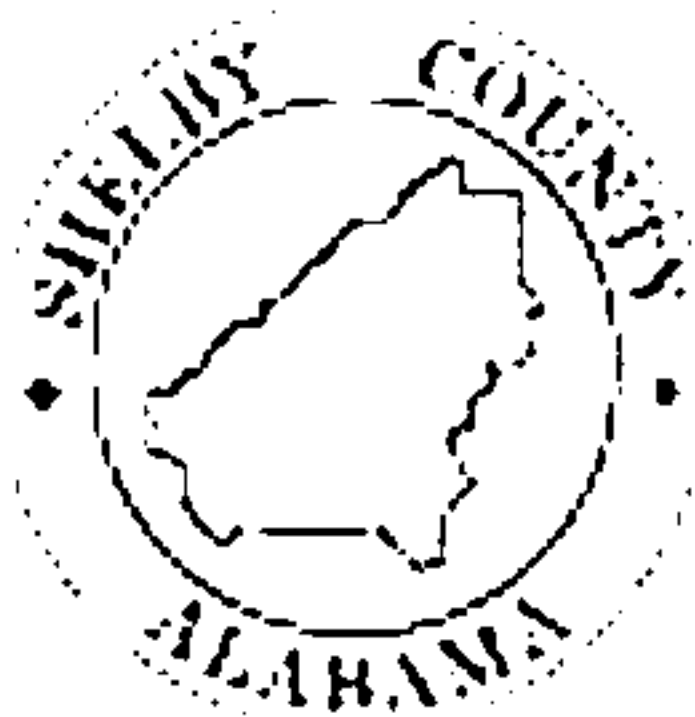
I, Holly Christian, a Notary Public in and for said County, in said State, hereby certify that Guirlene Dolcine, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS12**, 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.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 21 day of August, 2015.

Personally Known To Me

Holly Christian Holly Christian
NOTARY PUBLIC
My Commission Expires: 12/2/18
POA recorded simultaneously herewith
Loan No: 7438637639



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/28/2015 02:42:33 PM
\$115.00 DEBBIE
20150828000300940

Jon King