

20150903000307360

09/03/2015 08:13:11 AM

DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Mohammad Uddin & Sumona Akhter
105 Sumner Circle
Pelham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY-SIX THOUSAND AND NO/100 DOLLARS (\$96,000.00) (as per Contract 2.11) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **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 SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS2**, by Jacqueline S. Michaelson as Contract Management Coordinator for **OCWEN LOAN SERVICING, LLC**, as attorney in fact (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MOHAMMAD UDDIN and SUMONA AKHTER** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 504, according to the Map and Survey of Spring Gate, Phase 5, as the same is found of record in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Subject to all outstanding rights or redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated March 25, 2015, and recorded on April 1, 2015, in Instrument 20150401000102580, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

\$76,800.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Sept. 9/1/15 Jm.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 1 day of ~~August~~ 2015.

Jacqueline S. Michaelson

By Jacqueline S. Michaelson

As Contract Management Coordinator

for 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 SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS2,

STATE OF

Florida

COUNTY OF

Palm Beach

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that personally appeared Jacqueline S. Michaelson as Contract Management Coordinator for 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 SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS2, whose name 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 instrument, (s)he, 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. mm 9/1/15

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1 day of

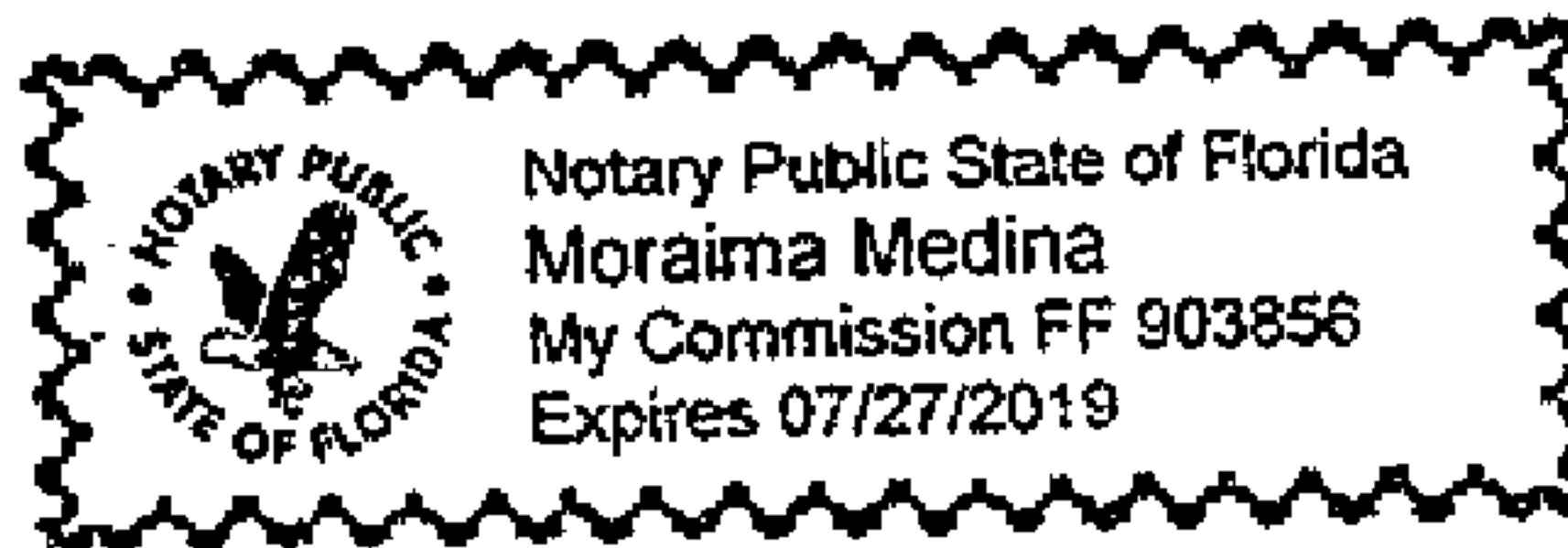
Sept. 9/1/15 Jm.

H signor 9/1/15 Jm.

Moraima Medina

NOTARY PUBLIC Moraima Medina

My commission expires: 7/27/2019



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 TRUST and COMPANY,
NATIONAL ASSOCIATION FKA and
THE BANK OF NEW YORK TRUST
COMPANY, and N.A., AS
SUCCESSOR TO JPMORTGAGE**

Grantee's Name **MOHAMMAD UDDIN and
SUMONA AKHTER**

Mailing Address **1661 WORTHINGTON ROAD,
SUITE 100
WEST PALM BEACH, FL 33409**

Mailing Address **105 SUNNER CIRCLE
PELHAM, AL 35124**

Property Address **218 KING ARTHUR PLACE
ALABASTER, AL 35007**

Date of Sale **August 31, 2015**

Total Purchase Price **\$96000.00**

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



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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/03/2015 08:13:11 AM
\$39.50 DEBBIE
20150903000307360

If the conveyance document presented for recordation contains all or the required information referenced at _____ 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 **August 31, 2015**

Print **Malcolm S. McLeod**

Unattested

(Signature)
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**