

20151019000365060
10/19/2015 04:15:45 PM
DEEDS 1/3

This Document Prepared By:

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

After Recording Send Tax Notice To:

Mary and Darryl Perkins
1417 Queen Ann Circle
Alabaster, Alabama 35007

Assessor's Parcel Number: 35 1 11 0 003 015.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00), 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, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR2, 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 **Mary Perkins and Darryl Perkins, wife and husband as joint tenants with right of survivorship**, (herein referred to as grantee), whose mailing address is 1417 Queen Ann Circle, Alabaster, Alabama 35007, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 28, ACCORDING TO THE SURVEY OF A FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

MORE commonly known as: 219 Saratoga Lane, Calera, Alabama 35040

Source of Title. Ref.: Deed: Recorded July 2, 2015; Doc. No. 20150702000222630

Total Purchase Price: \$70,000.00

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 16 day of SEP., 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, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR2, Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Attest:

Mark Stuftt

Mark Stuftt

Contract Management Coordinator

Printed Name & Title

By:

Jose Manrique

Jose Manrique

Jose Manrique

Contract Management Coordinator

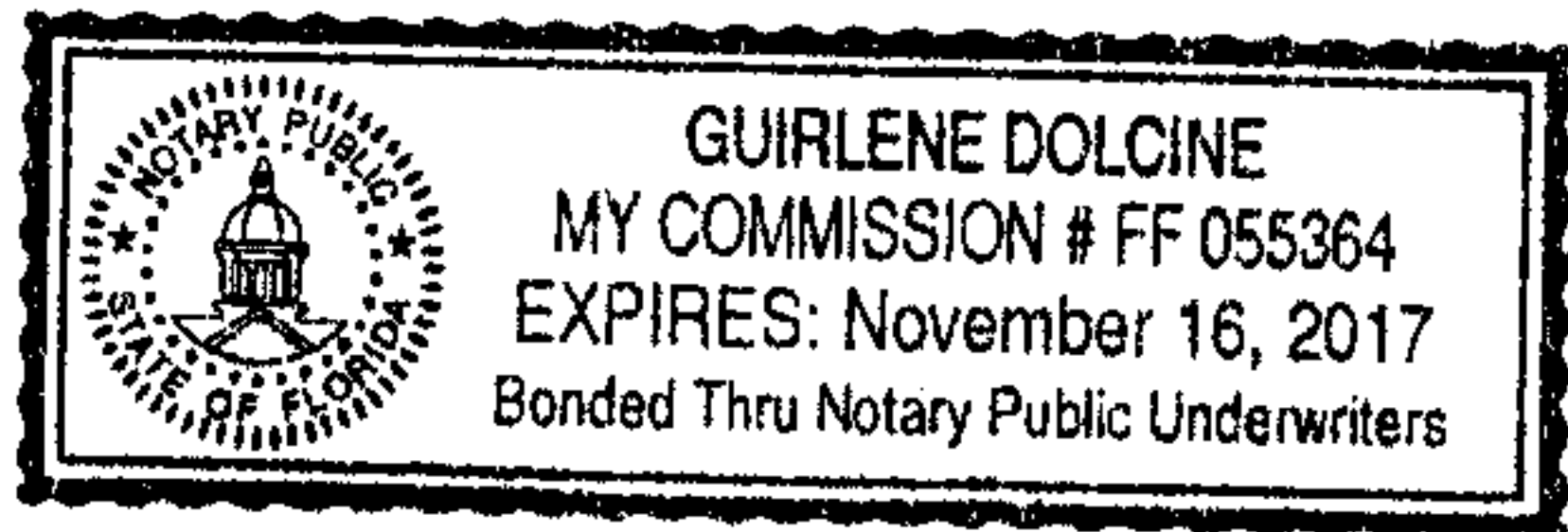
Printed Name & Title

STATE OF Florida
Palm Beach COUNTY

I, Guirleone Dolcine, a Notary Public in and for said County, in said State, hereby certify that Jose Manrique, 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, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR2**, 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 16 day of SEP., 2015.

Guirleone Dolcine
NOTARY PUBLIC
My Commission Expires: 11/16/2017

Loan Number: 7421103946

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 Company, Grantee's Name Mary Perkins and Darryl Perkins
 Mailing Address 1661 Worthington Road Mailing Address 1417 Queen Ann Circle
Suite 100 West Palm Beach FL33409 Alabaster AL 35007

Property Address _____ Date of Sale 10/06/2015
 _____ Total Purchase Price \$ 70000
 _____ or
 _____ Actual Value \$ 70000
 _____ or
 Assessor's Market Value \$ 70000

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

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 10/08/2015Print MOHAMMED WASIM M (AGENT)

Unattested

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/19/2015 04:15:45 PM
 \$90.00 CHERRY
 20151019000365060

[Signature]