

20151223000436810
12/23/2015 08:06:48 AM
DEEDS 1/4

This Document Prepared By:

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

After Recording Send Tax Notice To:

Robert Britt
4364 Highway 49
Columbiana, Alabama 35051

Assessor's Parcel Number: 16 4 19 0 000 009.001

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of SIXTY-ONE THOUSAND AND NO/100 DOLLARS (\$61,000.00), to the undersigned GRANTOR, **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, 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 35051, (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 **Robert Britt, a married person**, (herein referred to as grantee), whose mailing address is 4364 Highway 49, Columbiana, Alabama 35051, 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: 4530 Highway 49, Columbiana, Alabama 35051

Source of Title. Ref.: Deed: Recorded October 20, 2015; Doc. No. 20151020000365840

Total Purchase Price: \$61,000.00

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 14
day of December, 20 15.

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home
Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12, By: Ocwen Loan
Servicing, LLC, as Attorney-In-Fact

Attest:

Moraima Medina
Contract Management Coordinator
Moraima Medina
Printed Name & Title

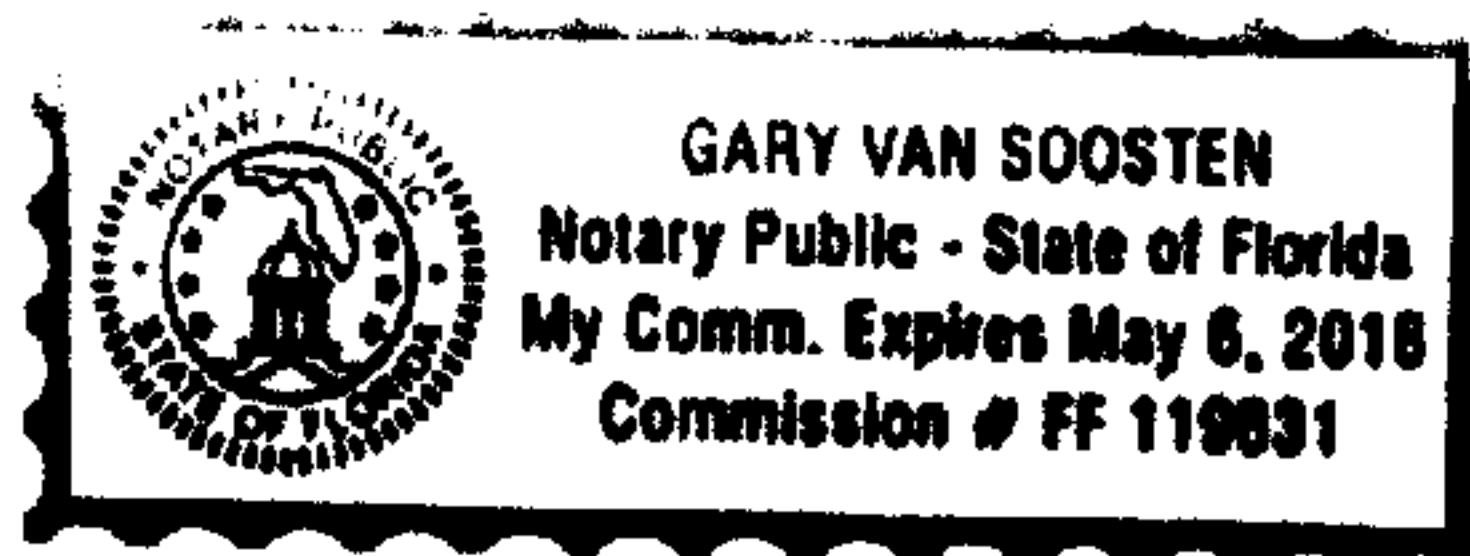
By: [Signature]
Jon King Contract Management Coordinator
Printed Name & Title

STATE OF Florida
Palm Beach COUNTY

I, Gary Van Soosten, a Notary Public in and for said
County, in said State, hereby certify that Jon King, whose
name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC, as Attorney-In-Fact
for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation,
Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KS12**, 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



Gary Van Soosten

Given under my hand and official seal of office this
14 day of December, 20 15.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5-6-2018
POA recorded simultaneously herewith

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 12/14/2015

Printed Name: Jon King Contract Management Coordinator

Signature: [Signature]

EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS ALONG THE EAST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 657.61 FEET TO THE POINT OF BEGINNING OF THE PROPERTY, PARCEL 1, BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 264.51 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 19 MINUTES 26 SECONDS WEST 551.05 FEET TO A POINT ON THE EAST MARGIN OF SHELBY COUNTY HIGHWAY NO. 49 IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3 DEGREES 05 MINUTES 23 SECONDS AND A RADIUS OF 498.63 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 26.89 FEET TO THE P.T. OF SAID CURVE; THENCE RUN NORTH 5 DEGREES 33 MINUTES 20 SECONDS EAST ALONG THE SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 236.48 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 29 MINUTES 52 SECONDS EAST 526.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL RESTRICTION, RESERVATION, RIGHTS, EASEMENTS, RIGHT-OF-WAY, PROVISIONS, COVENANTS' AND BUILDING SET-BACK LINES OF RECORD.

Loan Number: 7422303735

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name U.S. Bank National Association, as Trustee **Grantee's Name** Robert Britt
Mailing Address 1661 Worthington Road **Mailing Address** 4364 Hwy 49
Suite 100 West Palm Beach FL33409 Columbiana AL 35051

Property Address _____ **Date of Sale** _____
Total Purchase Price \$ \$61,000.00
or
Actual Value \$ \$61,000.00
or
Assessor's Market Value \$ \$61,000.00

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 12/22/2015Print MOHAMMED WASIM M (AGENT)

Unattested

Sign

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

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/23/2015 08:06:48 AM
 \$84.00 CHERRY
 20151223000436810

[Signature]

Form RT-1