

**This Document Prepared By:**

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

20160113000012220  
01/13/2016 10:01:47 AM  
DEEDS 1/3

**After Recording Send Tax Notice To:**

Luis E. Rodriguez Martinez  
1225 6th Avenue Northwest  
Alabaster, AL 35007

Assessor's Parcel Number: 13 8 34 4 001 053.000

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of SEVENTY-NINE THOUSAND SEVEN HUNDRED NINETEEN AND NO/100 DOLLARS (\$79,719.00), to the undersigned GRANTOR, **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6, 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 **Luis E. Rodriguez Martinez, a married person**, (herein referred to as grantee), whose mailing address is 1225 6th Avenue Northwest, Alabaster, Alabama 35007, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 10, IN BLOCK 3 OF A RESURVEY OF FERNWOOD-THIRD SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 1225 6th Avenue Northwest, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded November 12, 2015; Doc. No. 20151112000392790

Total Purchase Price: \$79,719.00

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 5  
day of January, 20 16

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:



**KEN BIANCO**

Contract Management Coordinator

By: 

Jacqueline S. Michaelson

Contract Management Coordinator

Printed Name & Title

Printed Name & Title

STATE OF

Florida

Palm Beach

COUNTY

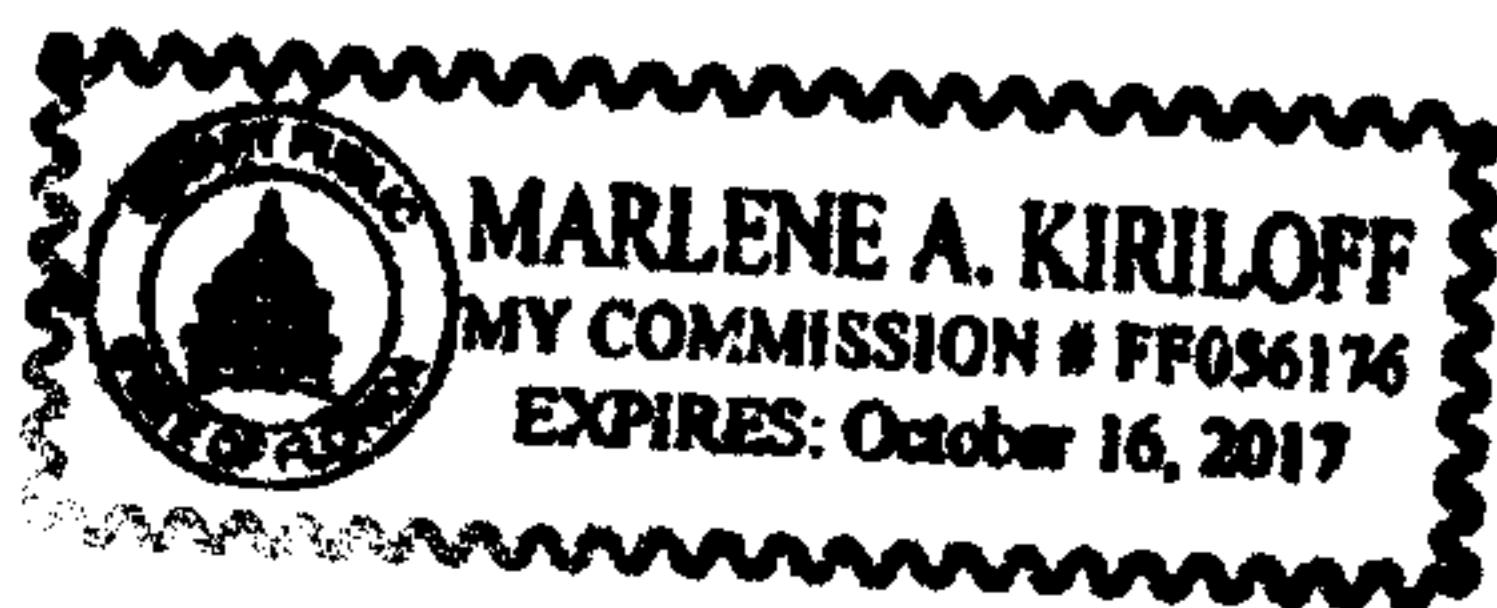
**Marlene A. Kiriloff**

I, \_\_\_\_\_, a Notary Public in and for said  
County, in said State, hereby certify that Jacqueline S. Michaelson, whose  
name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact**  
**for The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for**  
**JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular**  
**ABS, Inc. Mortgage Pass-Through Certificates Series 2005-6**, 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

1/5/16 MK

NOTARY STAMP/SEAL



Given under my hand and official seal of office this

5<sup>th</sup> day of January, 2016:  
1/5/16 MK

Marlene A. Kiriloff

NOTARY PUBLIC

My Commission Expires: 10/16/17

POA recorded simultaneously herewith

Loan # 7091115373

**Marlene A. Kiriloff**

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 1/5/16

Printed Name: Jacqueline S. Michaelson

Signature: Jacqueline S. Michaelson



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/13/2016 10:01:47 AM  
\$100.00 CHERRY  
20160113000012220

*James W. Fuhrmeister*