

20160816000292080
08/16/2016 09:42:28 AM
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:

Scott Thompson
120 Sutton Circle
Birmingham, Alabama 35242

Assessor's Parcel Number: 15 4 17 0 000 005.124

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED FORTY-TWO THOUSAND FOUR HUNDRED NINETEEN AND NO/100 DOLLARS (\$142,419.00), 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., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS10, 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 **Scott Thompson, a married person**, (herein referred to as grantee), whose mailing address is 120 Sutton Circle, Birmingham, Alabama 35242, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 501 ACCORDING TO THE SURVEY OF SPRATLINS ADDITIONS TO SHELBY FOREST ESTATES AS RECORDED IN MAP BOOK 27, PAGE 144 SHELBY COUNTY, ALABAMA RECORDS

MORE commonly known as: 1701 Shelby Forest Place, Chelsea, Alabama 35043

Source of Title. Ref.: Deed: Recorded November 12, 2015; Doc. No. 20151112000391280

Total Purchase Price: \$142,419.00

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.

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: 6/30/16 Printed Name: Jacqueline S. Michaelson

Signature: Jacqueline S. Michaelson

Contract Management Coordinator

IN WITNESS WHEREOF, the said GRANTOR, by its 30 day of June, 2016, who is authorized to execute this conveyance, has hereunto set its signature and seal, this

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., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS10, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

Attest:

Moraima Medina

By: Jacqueline S. Michaelson

Jacqueline S. Michaelson

Contract Management Coordinator

Moraima Medina

Contract Management Coordinator

Printed Name & Title

Printed Name & Title

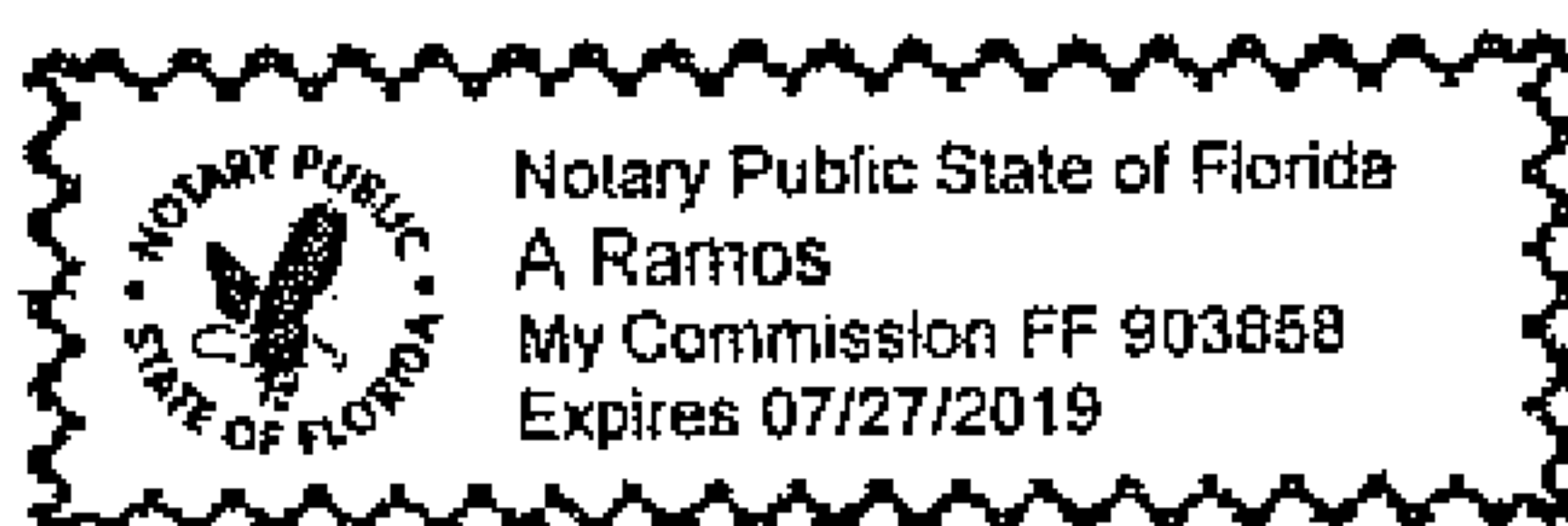
STATE OF FLORIDA

PAUMotu COUNTY

A.Ramos

I, A.Ramos, 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 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., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS10**, 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



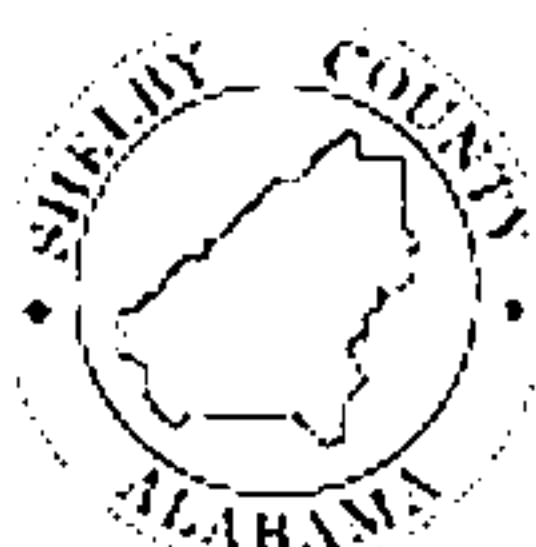
Given under my hand and official seal of office this 30 day of JUNE, 2016.

A.Ramos

A.Ramos

NOTARY PUBLIC

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/16/2016 09:42:28 AM
\$160.50 CHERRY
20160816000292080

POA recorded simultaneously herewith

Loan No. 7436789622

J. Ramos