

**This Document Prepared By:**  
Leila Hansen, Esq.  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

20160823000303580  
08/23/2016 10:32:12 AM  
DEEDS 1/2

**After Recording Send Tax Notice To:**  
Dixie Renovations LLC.  
4905 Cahaba Valley Trace  
Birmingham, Alabama 35242

Assessor's Parcel Number: 101120002038001

## **SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED NINETY-EIGHT THOUSAND EIGHT HUNDRED FORTY-NINE AND NO/100 DOLLARS (\$198,849.00), to the undersigned GRANTOR, **US Bank, National Association as Trustee for RASC 2005KS12, 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 **Dixie Renovations LLC, an Alabama Limited Liability Company**, (herein referred to as grantee), whose mailing address is 4905 Cahaba Valley Trace, Birmingham, Alabama 35242, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 5, BLOCK 4, ACCORDING TO THE SURVEY OF LINCOLN PARK, AS RECORDED IN MAP BOOK 3, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 4912 Keith Drive, Birmingham, Alabama 35242

Source of Title. Ref.: Deed: Recorded December 2, 2014; Doc. No. 20141202000378010

Total Purchase Price: \$198,849.00

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  
27 day of JULY, 2016.

US Bank, National Association as Trustee for RASC 2005KS12, By: Ocwen Loan Servicing, LLC, as  
Attorney-In-Fact

Attest:

Daniel Delpesche

Daniel Delpesche

Contract Management Coordinator

Printed Name & Title

By:

Jose Manrique

Jose Manrique

Contract Management Coordinator

Printed Name & Title

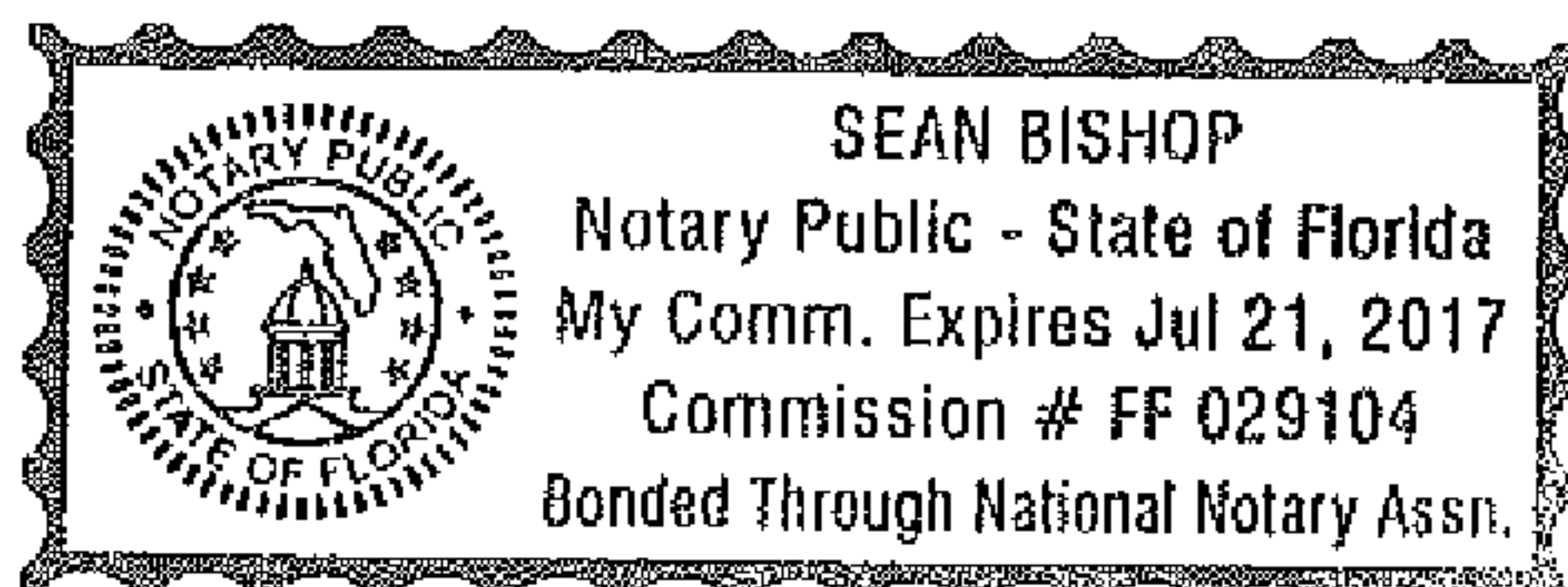
STATE OF FLORIDA

SEAN BISHOP COUNTY

Sean Bishop

I, Sean Bishop, 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 US Bank, National Association as Trustee for RASC 2005KS12, 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  
27 day of JULY, 2016.

Sean Bishop

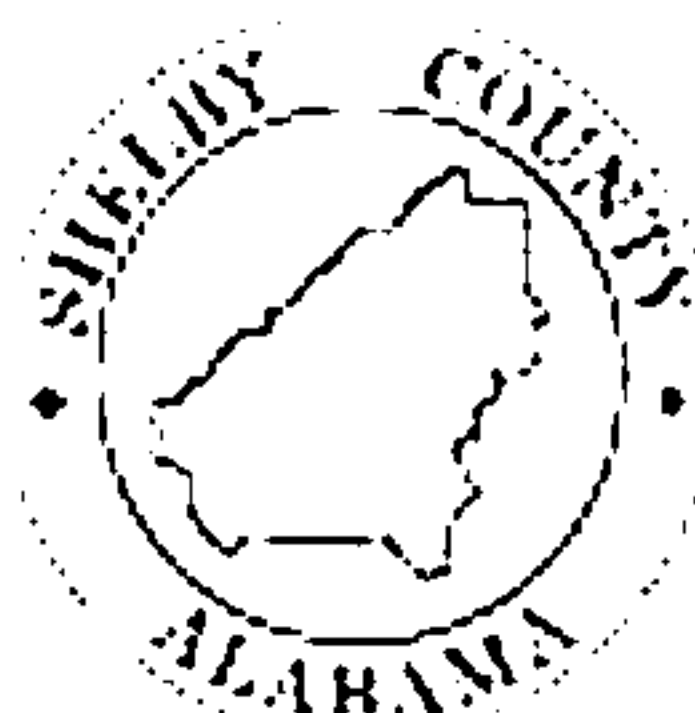
Sean Bishop

NOTARY PUBLIC

My Commission Expires: 7/21/17

POA recorded on 12/3/2013  
Instrument No: 20131203000468000

Loan No. 7440521797



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/23/2016 10:32:12 AM  
\$217.00 CHERRY  
20160823000303580

James W. Fuhrmeister