

20161220000464800
12/20/2016 02:18:23 PM
DEEDS 1/3

This Document Prepared By:

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

After Recording Send Tax Notice To:

ROI Pros LLC
~~1929 Hoover Court~~ 1000 Plantation Parkway
~~Birmingham, Alabama 35226~~ Suite 300
Meady, AL 35004

Assessor's Parcel Number: 13 7 26 3 002 015.054

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED THIRTY-FOUR AND NO/100 DOLLARS (\$107,934.00), to the undersigned GRANTOR, **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W5, 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 **ROI Pros LLC, a limited liability company**, (herein referred to as grantee), whose mailing address is 1929 Hoover Court, Birmingham, Alabama 35226, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 15, BLOCK 5, ACCORDING TO MEADOWLARK AS RECORDED IN MAP BOOK 7, PAGE 98, SHELBY COUNTY, ALABAMA RECORDS.

MORE commonly known as: 1201 Bunting Drive, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded March 14, 2016; Doc. No. 20160314000080570

Total Purchase Price: \$107,934.00

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 12/5/2016Printed Name: Moraima Medina Contract Management CoordinatorSignature: Moraima Medina

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 December, 20 16.

Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W5, by Ocwen Loan Servicing, LLC as attorney in fact.

Attest:

[Signature]
Guilene Dolcine Contract Management Coordinator
 Printed Name & Title

By: Moraima Medina
Moraima Medina Contract Management Coordinator
 Printed Name & Title

Printed Name & Title

STATE OF FloridaPalm Beach COUNTY

I, Katherine Burgos, a Notary Public in and for said County, in said State, hereby certify that Moraima Medina, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W5**, 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 5 day of December, 20 16.

[Signature] Katherine Burgos
 NOTARY PUBLIC
 My Commission Expires:

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Deutsche Bank
Mailing Address National Trust Company
1761 East Street Andrew Pl.
Santa Ana, CA 92705

Grantee's Name ROI Pros, LLC
Mailing Address 1000 Plantation Pkwy
Suite 300
Moody, AL 35007

Property Address 1201 Bunting Drive
Alabaster, AL 35007

Date of Sale 12/14/14
Total Purchase Price \$ 107,934.00

or
Actual Value \$ _____

20161220000464800 12/20/2016 02:18:23 PM DEEDS 3/3 or
Assessor's Market Value \$ _____

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 12/16/14

Print Jeff W. Farmer

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2016 02:18:23 PM
\$129.00 CHERRY
20161220000464800

Jeff W. Farmer

Form RT-1