

20170505000156990
05/05/2017 01:53:28 PM
DEEDS 1/3

This Document Prepared By:

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

After Recording Send Tax Notice To:

Dartnell 2 RS ROIPGM, LLC
1100 Lincoln Avenue, Suite 100
Napa, CA 94558

Assessor's Parcel Number: 13 7 26 1 005 003.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00), 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, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ4, 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 **Dartnell 2 RS ROIPGM, LLC, a Limited Liability Company**, (herein referred to as grantee), whose mailing address is 1100 Lincoln Avenue, Suite 100, Napa, California 94558, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 106, ACCORDING TO THE RECORDED MAP OF BUILDERS GROUP ADDITION TO THE GLEN AT STONEHAVEN PHASE ONE, AS RECORDED IN MAP BOOK 27, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN SHELBY COUNTY, ALABAMA.

MORE commonly known as: 310 Mills Way, Pelham, Alabama 35124

Source of Title. Ref.: Foreclosure Deed: Recorded January 11, 2017; Doc. No. 20170111000014230

Total Purchase Price: \$110,000.00

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.

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 4-26-17

Printed Name: Rafael Gonzalez

Signature: Rafael Gonzalez

Contract Management Coordinator

IN WITNESS WHEREOF, the said GRANTOR, by its _____, who is authorized to execute this conveyance, has hereunto set its signature and seal, this day of April, 2017.

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, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ4, by Ocwen Loan Servicing, LLC as attorney in fact

4-26-17

Attest:

Jacqueline S. Michaelson

By: Rafael Gonzalez

Jacqueline S. Michaelson

Contract Management Coordinator

Rafael Gonzalez

Printed Name & Title

Contract Management Coordinator

Printed Name & Title

STATE OF FL

Palm Beach COUNTY

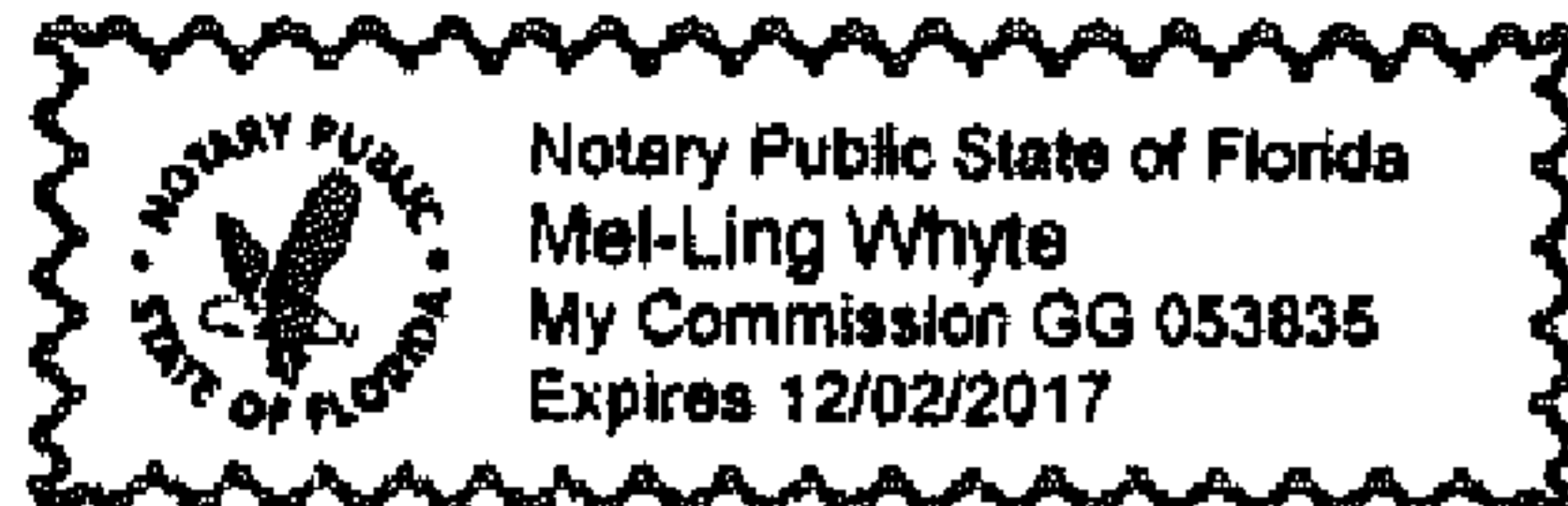
Mei-Ling Whyte

I, _____, a Notary Public in and for said County, in said State, hereby certify that Rafael Gonzalez, 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, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ4, 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 26 day of April, 2017.

MW 4-26-17
Personally Known To Me



Mei-Ling Whyte
NOTARY PUBLIC
My Commission Expires: _____

Loan # 7429798507

Real Estate Sales Validation Form

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

Grantor's Name The Bank of New York Mellon Trust Company
Mailing Address by Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Grantee's Name Dartnell 2 RS ROIPGM, LLC
Mailing Address 1662 Paulson Way
Napa, CA 94558

Property Address 310 Mills Way
Pelham, AL 35124

Date of Sale 04/27/2017
Total Purchase Price \$ 110,000.00

or
Actual Value \$

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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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 5/5/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/05/2017 01:53:28 PM
\$131.00 CHERRY
20170505000156990

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official stamp.