

This Document Prepared By:

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

20170913000333400

09/13/2017 11:25:45 AM

DEEDS 1/4

After Recording Send Tax Notice To:

P & D Home Repair LLC
933 4th Avenue Southwest
Alabaster, Alabama 35007

Assessor's Parcel Number: 13 8 34 4 002 014.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of SIXTY-SIX THOUSAND AND NO/100 DOLLARS (\$66,000.00), 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 2005-RS6, 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 **P & D Home Repair LLC – An Alabama Limited Liability Company**, (herein referred to as grantee), whose mailing address is 933 4th Avenue Southwest, Alabaster, Alabama 35007, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 1253 1st Avenue W, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded May 19, 2017; Instrument No. 20170519000176110

Total Purchase Price: \$66,000.00

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 9/16/17

Printed Name: Thania Nunez

Signature: *Thania Nunez*
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 6th day of September, 20 17.

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 2005-RS6, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:

Kathryn

By: *Thania Nunez*
Thania Nunez Contract Management Coordinator

Katherine Burgos Contract Management Coordinator

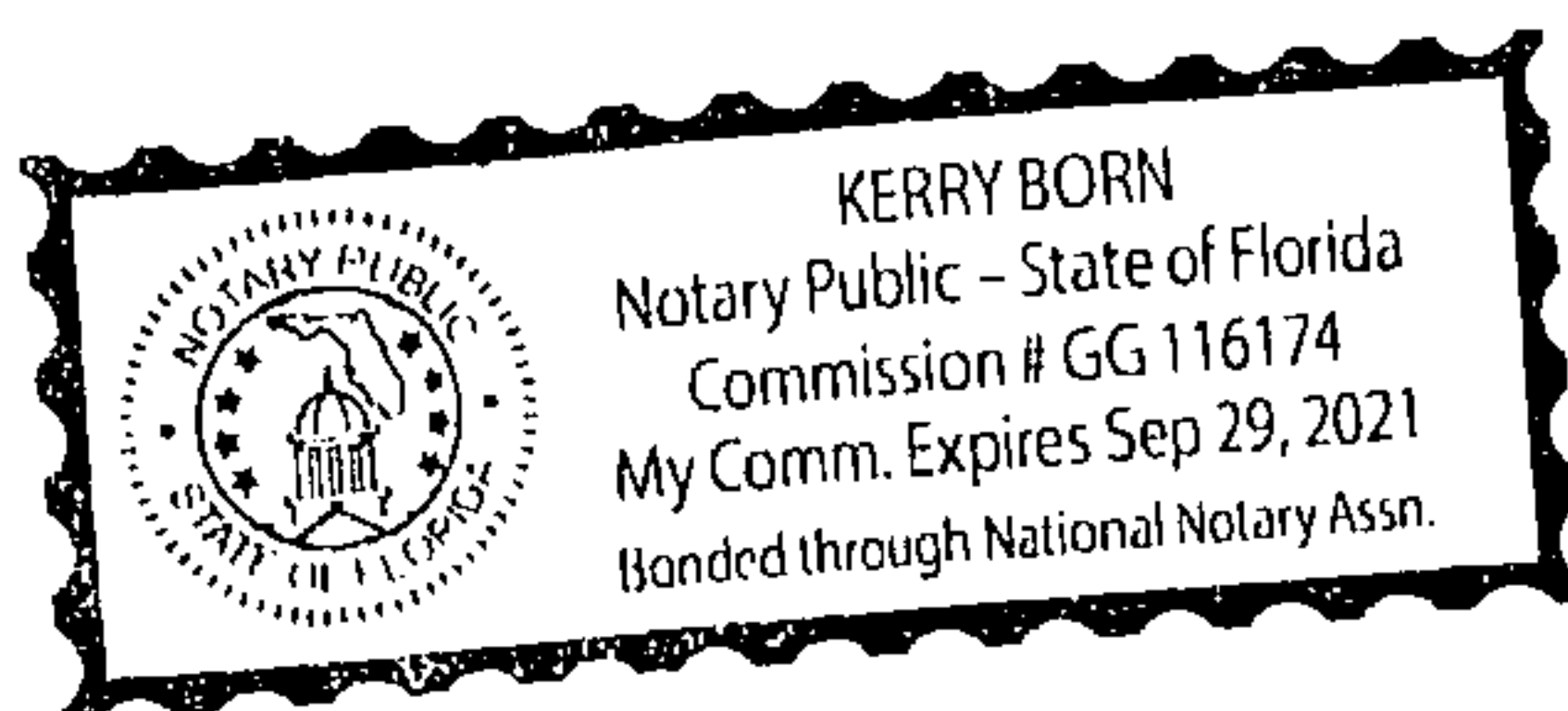
Printed Name & Title

Printed Name & Title

STATE OF Florida
Palm Beach COUNTY

I, Kerry Born, a Notary Public in and for said County, in said State, hereby certify that Thania Nunez, 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 2005-RS6, 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 Limited Liability Company on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 6th day of September, 20 17.

Kerry Born
Kerry Born
NOTARY PUBLIC

My Commission Expires: _____

POA recorded simultaneously herewith
Loan No. 7439333188

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND CONTAINING 0.25 ACRE, MORE OR LESS, LOCATED IN THE SE 1/4 OF THE SE ¼ OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID SECTION 34; THENCE RUN S 88 DEGREES 47' W A DISTANCE OF 1010.0 FEET; THENCE RUN N 02 DEGREES W A DISTANCE OF 449.5 FEET; THENCE RUN N 88 DEGREES 47' E A DISTANCE OF 395.0 FEET TO THE POINT OF BEGINNING; THENCE TURN LEFT 66 DEGREES 20' 13" A DISTANCE OF 91.94 FEET; THENCE TURN RIGHT 09 DEGREES 16' 33" A DISTANCE OF 86.29 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF THE HELENA - ALABASTER HIGHWAY; THENCE TURN RIGHT 99 DEGREES 45' 00" ALONG SAID RIGHT-OF-WAY A DISTANCE OF 70.43 FEET TO THE CENTERLINE OF A DITCH; THENCE TURN RIGHT 71 DEGREES 21'40" ALONG SAID DITCH A DISTANCE OF 48.70 FEET; THENCE TURN RIGHT 11 DEGREES 57'00" ALONG SAID DITCH A DISTANCE OF 79.61 FEET; THENCE TURN RIGHT 54 DEGREES 00'00" A DISTANCE OF 68.95 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name BANK OF NEW YORK MELLON
Mailing Address 1661 Worthington Rd, Ste 100
W. Palm Beach, FL 33409

Grantee's Name P&D HOME REPAIR, LLC
Mailing Address 933 4th Ave
Alabaster, AL 35007

Property Address 1253 1st Ave W
Alabaster, AL 35007

Date of Sale 09/06/2017

Total Purchase Price \$ 66,000.00

or

Actual Value \$ _____

20170913000333400 09/13/2017 11:25:45 AM DEEDS 4/4 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 _____

Print **B. CHRISTOPHER BATTLES**

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/13/2017 11:25:45 AM
\$34.50 CHERRY
20170913000333400

[Signature]