

20180420000132640
04/20/2018 08:29:39 AM
DEEDS 1/4

This Document Prepared By:

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

After Recording Send Tax Notice To:

Mohammad Uddin, et al
105 Summer Circle,
Pelham, AL 35242

Assessor's Parcel Number: 13 1 01 2 005 005.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED FIVE THOUSAND FOUR HUNDRED ELEVEN AND NO/100 DOLLARS (\$105,411.00), to the undersigned GRANTOR, **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, 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 **Mohammad Uddin and Sumona Akhter, husband and wife, joint tenants with rights of survivorship**, (herein referred to as grantee), whose mailing address is 105 Summer Circle, Pelham, AL 35242, 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: 2731 Wellington Drive, Pelham , AL 35124

Source of Title. Ref.: Deed: Recorded December 7, 2017; Doc. No. 20171207000438930

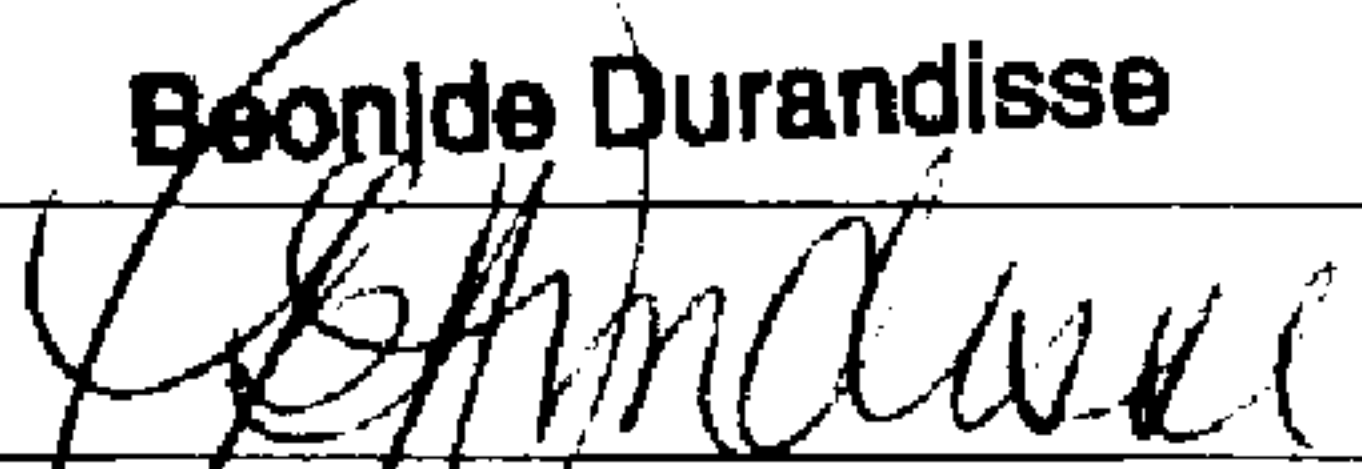
Total Purchase Price: \$105,411.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and 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.

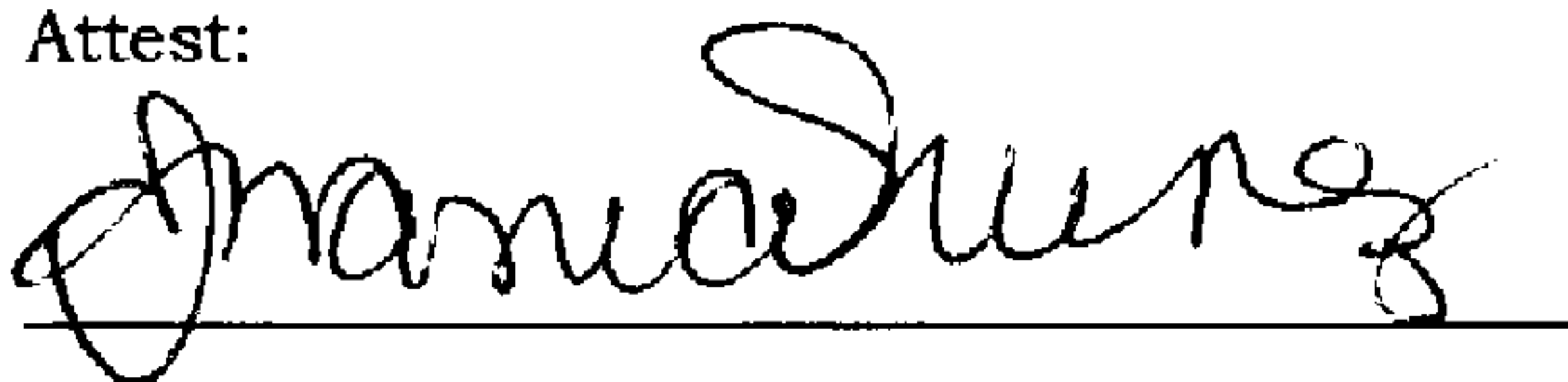
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date: 4/17/2018 Printed Name: Beonide Durandisse
Signature: 

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 17 day of APRIL, 2018.

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, By Ocwen Loan Servicing LLC, as Attorney in-fact.

Attest:



Thania Nunez Contract Management Coordinator

Printed Name & Title

STATE OF FLORIDA

PALL BEACH COUNTY

I, Rafael Gonzalez, a Notary Public in and for said County, in said State, hereby certify that Beonide Durandisse, whose name as Contract Management Coordinator of **Ocwen Loan Servicing LLC, as Attorney in-fact For U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3**, 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.

POA Recorded on 12/3/2013 as instrument #20131203000468000.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 17 day of APRIL, 2018.




 **Rafael Gonzalez**
NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 5, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 6TH SECTOR, AS
RECORDED IN MAP BOOK 16, PAGE 10, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Loan Number: 7442194668

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name U.S. Bank National Association
 Mailing Address 1661 Worthington Road Suite 100
West Palm Beach
FL 33409

Grantee's Name Mohammad Uddin and Sumona Akhter
 Mailing Address 105 Summer Circle
Pelham
AL 35242

Property Address 2731 Wellington Drive,
Pelham, AL 35124-1466 (Shelby)

Date of Sale 04/03/2018
 Total Purchase Price \$ 105,411.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/20/2018 08:29:39 AM
 \$45.50 CHERRY
 20180420000132640

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 04/13/2018

Print Chetan Kanavi (As Agent)

☐ Unattested

(verified by)

Sign Chetan Kanavi
 (Grantor/Grantee/Owner/Agent) circle one