

This Document Prepared By:

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

20190304000067330

03/04/2019 09:42:32 AM

DEEDS 1/3

After Recording Send Tax Notice To:

Marcus Kennedy
1800 Pinehurst Lane
Birmingham, AL 35226

Assessor's Parcel Number: 13 6 23 1 005 005.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED TWENTY THOUSAND FIVE HUNDRED FORTY AND NO/100 DOLLARS (\$120,540.00), 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 2006-EMX4, 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 **Marcus Kennedy, a married person**, (herein referred to as grantee), whose mailing address is 1800 Pinehurst Lane, Birmingham, Alabama 35226, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT A, ACCORDING TO THE SURVEY OF STONEHAVEN, AS RECORDED IN MAP BOOK 21, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 142 Stone Haven Drive, Pelham, Alabama 35124

Source of Title. Ref.: Deed: Recorded November 2, 2017; Doc. No. 20171102000397850

Total Purchase Price: \$120,540.00

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: 2/18/19 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 18
day of February, 2019.

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX4, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:

Beonide Durandisse

Beonide Durandisse Contract Management Coordinator

Printed Name & Title

By: *Thania Nunez*

Thania Nunez

Contract Management Coordinator

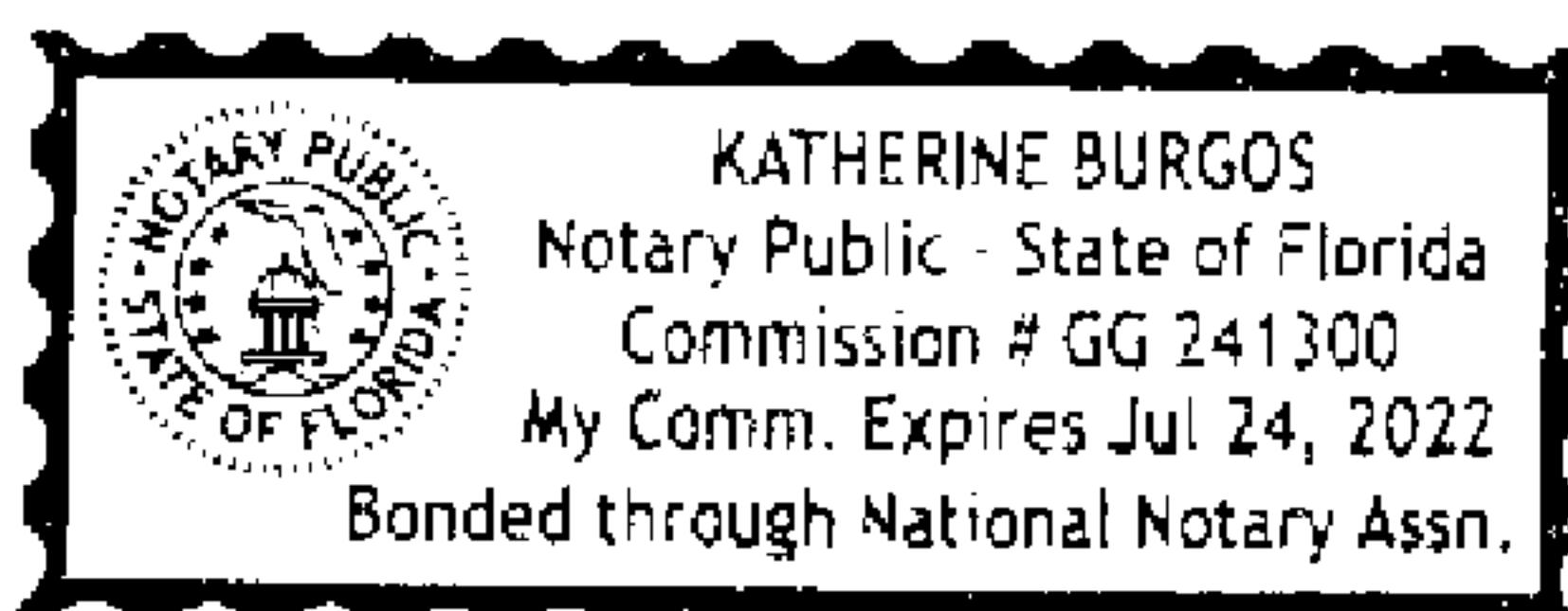
Printed Name & Title

STATE OF FloridaPalm Beach COUNTY

I, Katherine Burgos, a Notary Public in and for said County, in said State, hereby certify that Thania Nunez, 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 2006-EMX4**, 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 simultaneously herewith.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 18 day of February, 2019.

Katherine Burgos
Katherine Burgos
NOTARY PUBLIC
My Commission Expires: _____

Loan No. 7128039794

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 Marcus Kennedy
Mailing Address 1800 Pinehurst Ln
Birmingham Al 35226

Property Address 142 Stone Haven Drive
Pelham Alabama 35124-0000

Date of Sale 2/18/2019

Total Purchase Price \$ 120,540.00

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 3/2/2019

Print Zeba Ashraf (As Agent)

Unattested

Geetha

(verified by)

Sign

Zeba Ashraf

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2019 09:42:32 AM
\$142.00 CHERRY
20190304000067330

Geetha S. Beryl

Form RT-1