

20190401000103360
04/01/2019 03:02:22 PM
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:

Woodford Real Estate and Investments LLC
5261 Woodford Drive
Birmingham, AL 35242

Assessor's Parcel Number: 10 1 01 0 001 041.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$187,000.00), to the undersigned GRANTOR, **U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2003-BC2, By its attorney in fact NewRez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney in fact Ocwen Loan Servicing LLC**, 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 **Woodford Real Estate and Investments LLC - An Alabama Limited Liability Company**, (herein referred to as grantee), whose mailing address is 5261 Woodford Drive, Birmingham, Alabama 35242, all rights, 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: 3507 Conestoga Way, Birmingham, Alabama 35242

Source of Title. Ref.: Deed: Recorded September 13, 2018; Doc. No. 20180913000330250

Total Purchase Price: \$187,000.00

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 March 15, 2019

Printed Name: Katherine Burgos

Signature: [Handwritten 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 15 day of March, 2019.

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2003-BC2, By its attorney in fact NewRez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney in fact Ocwen Loan Servicing LLC

Attest: [Handwritten Signature]

By: [Handwritten Signature]

Katherine Burgos Contract Management Coordinator
Printed Name & Title

Christian Lazu Contract Management Coordinator
Printed Name & Title

STATE OF Florida

Palm Beach COUNTY

I, Thania Nunez, a Notary Public in and for said County, in said State, hereby certify that Katherine Burgos, whose name as Contract Management Coordinator of by its attorney in fact **NewRez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By its attorney in fact Ocwen Loan Servicing LLC U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2003-BC2**, 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 15 day of March, 2019.



[Handwritten Signature]
NOTARY PUBLIC Thania Nunez

My Commission Expires: _____
POA recorded simultaneously herewith

20190401000103360 04/01/2019 03:02:22 PM DEEDS 3/4

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA:

LOT 10, BLOCK 5, ACCORDING TO THE SURVEY OF APPECROSS, AS RECORDED IN MAP BOOK 6, PAGE 42 A AND B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA: BEING SITUATED IN SHELBY COUNTY ALABAMA.

Loan # 31871783



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/01/2019 03:02:22 PM
 \$27.00 CHARITY
 20190401000103360

Alexis Bayl

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>U.S. Bank National Association,</u>	Grantee's Name	<u>Woodford Real Estate and Investments LLC</u>
Mailing Address	<u>1661 Worthington Road Suite 100,</u> <u>West Palm Beach FL 33409</u>	Mailing Address	<u>5261 Woodford Drive Birmingham</u> <u>AL 35242</u>
Property Address	<u>3507 Conestoga Way Birmingham</u> <u>Alabama 35242</u>	Date of Sale	<u>3/15/2019</u>
		Total Purchase Price	<u>\$ 187,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> 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 <u>3/16/2019</u>	Print <u>Zeba Ashraf</u>
<input type="checkbox"/> Unattested	Sign <u><i>Zeba Ashraf</i></u>
<u>Geetha</u>	(Grantor/Grantee/Owner/Agent) circle one
(verified by)	