

20190513000160180  
05/13/2019 11:47:22 AM  
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:**

Kayela Hill  
211 Norwick Forest Drive  
Alabaster, AL 35007

Assessor's Parcel Number: 23 6 23 1 001 061.018

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTY-SIX AND 65/100 DOLLARS (\$111,376.65), to the undersigned GRANTOR, **U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, 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 **Kayela Hill, a single person**, (herein referred to as grantee), whose mailing address is 211 Norwick Forest Drive, Alabaster, Alabama 35007, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 5, BLOCK 7, ACCORDING TO GREEN VALLEY 4TH SECTOR AS RECORDED IN MAP BOOK 7, PAGE 10, SHELBY COUNTY, ALABAMA RECORDS.

MORE commonly known as: 280 Brenda Drive, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded February 8, 2019; Doc. No. 20190208000042600

Total Purchase Price: \$111,376.65

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: 4/24/19 Printed Name: Thania Nunez  
24 APR 24 19 Signature: [Signature]  
4/24/19 for 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 24  
 day of APRIL, 2019.

U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, 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:

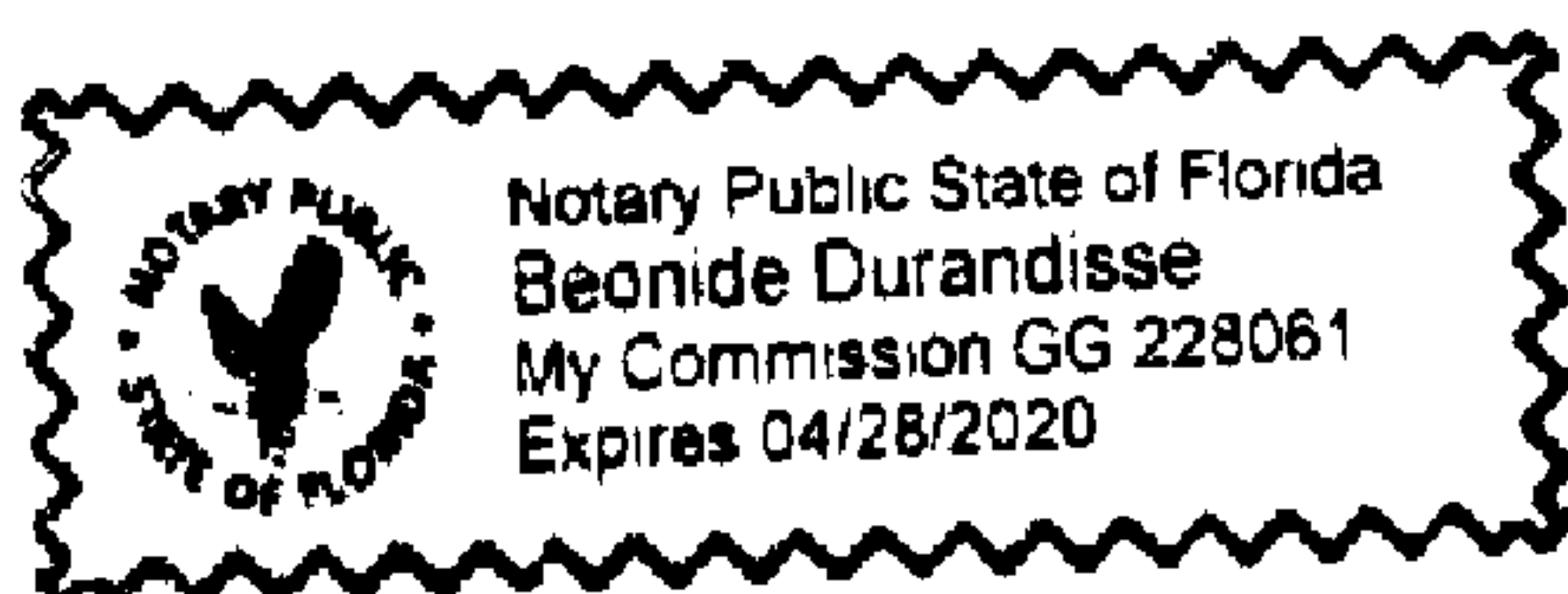
[Signature] By: [Signature]  
 Jacqueline S. Michaelson Thania Nunez  
 Contract Management Coordinator Contract Management Coordinator  
 Printed Name & Title

Printed Name & Title Florida

STATE OF \_\_\_\_\_  
Palm Beach COUNTY

I, Beonide Durandisse, a Notary Public in and for said  
 County, in said State, hereby certify that Thania Nunez Contract Management Coordinator, whose  
 name as Contract Management Coordinator of 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 for U.S. Bank N.A., as Trustee for the registered holders of Asset Backed**  
**Certificates, Series 2005-HE4**, 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  
24 day of April, 2019.

[Signature] Beonide Durandisse  
 NOTARY PUBLIC  
 My Commission Expires: \_\_\_\_\_

Loan No. 0038146767

Personally Known To Me

APR 24 19

# 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 N.A.  
Mailing Address 1661 Worthington Road Suite 100  
West Palm Beach Florida  
33409

Grantee's Name Kayela Hill  
Mailing Address 211 Norwick Forest Dr.  
Alabaster AL 35007

Property Address 280 Brenda Drive  
Alabaster Alabama 35007

Date of Sale 4/24/2019

Total Purchase Price \$ 111,376.65

20190513000160180 05/13/2019 11:47:22 AM DEEDS 3/3

or  
Actual Value \$

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 5/13/2019

Print Zeba Ashraf

☐ Unattested Jaharulla  
(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  
05/13/2019 11:47:22 AM  
\$26.50 CHERRY  
20190513000160180

*Amin S. Bayal*

**Form RT-1**