

This Document Prepared By:

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

After Recording Send Tax Notice To:

Real Estate & Design Associates LLC
1130 Long Leaf Lake Drive
Helena, AL 35022

20190627000227930

06/27/2019 08:34:20 AM

DEEDS 1/4

Assessor's Parcel Number: 14 9 31 2 001 001.009

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00), to the undersigned GRANTOR, **The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2, 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 **Real Estate & Design Associates LLC - A Georgia Limited Liability Company**, (herein referred to as grantee), whose mailing address is 1130 Long Leaf Lake Drive, Helena, Alabama 35022, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 29, ACCORDING TO THE SURVEY OF WEATHERLY, GLEN ABBEY, SECTOR 12, AS RECORDED IN MAP BOOK 18, PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 109 Tintern Abbey, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded January 04, 2019; as Instrument# 20190104000004120

Total Purchase Price: \$140,000.00

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: MAY 31, 2019 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 31 day of MAY, 2019.

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2, 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 5/31/19

Attest:


Thania Nunez Contract Management Coordinator

By: 

Beonide Durandisse / Contract Management Coordinator
 Printed Name & Title

Printed Name & Title

STATE OF Florida

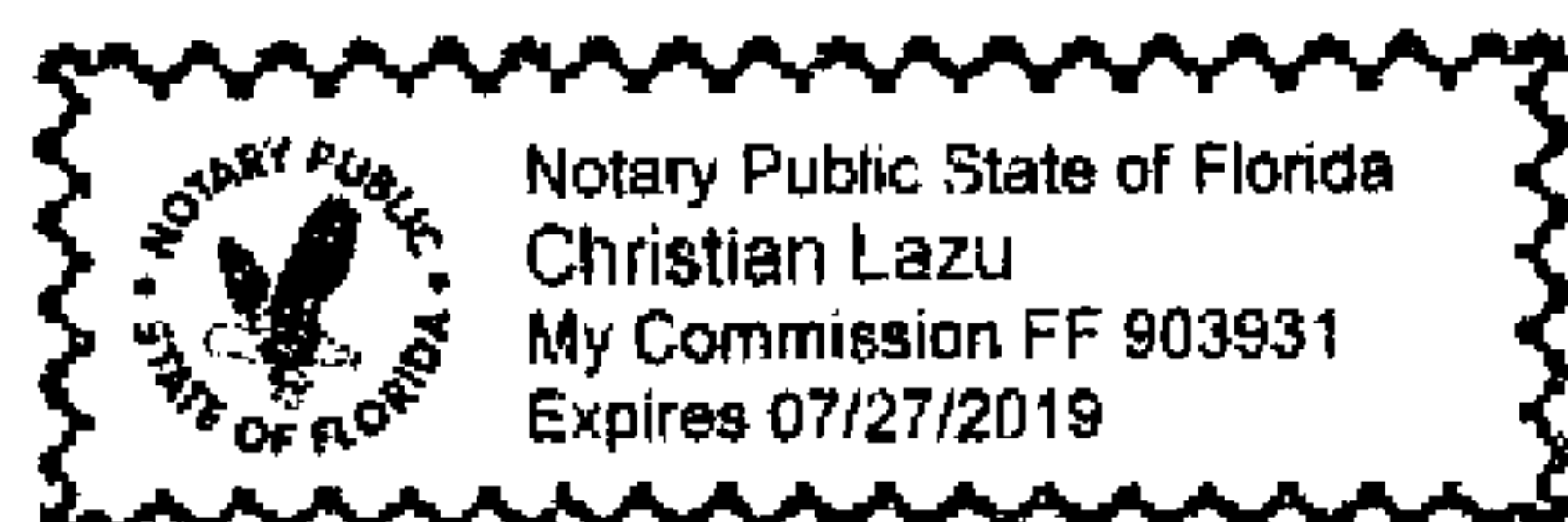
Palm Beach COUNTY

Christian Lazu

I, Christian Lazu, a Notary Public in and for said County, in said State, hereby certify that Beonide Durandisse, 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 The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2**, 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 31 day of MAY, 2019.




 NOTARY PUBLIC

My Commission Expires: _____

Christian Lazu

Loan No. 8012761022

Real Estate Sales Validation Form

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

Grantor's Name SEE X-A
Mailing Address C/O OCWEN LOAN SERVICING,LLC
1661 WORTHINGTON RD, STE 100, WEST PALM
FLORIDA, 33409

Grantee's Name Real Estate & Design Associates LLC
Mailing Address 1130 Long Leaf Lake Dr, Helena
ALABAMA, 35022

Property Address 109 Tintern Abbey, Alabaster,
AL, 35007-3101

Date of Sale
Total Purchase Price \$ 140,000.00

or
Actual Value \$

20190627000227930 06/27/2019 08:34:20 AM DEEDS 3/4 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
☒ 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 JUN 31, 2019

Print Beonide Durandisse / Contract Management Coordinator

☐ Unattested

(verified by)

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

Form RT-1

Exhibit "A"

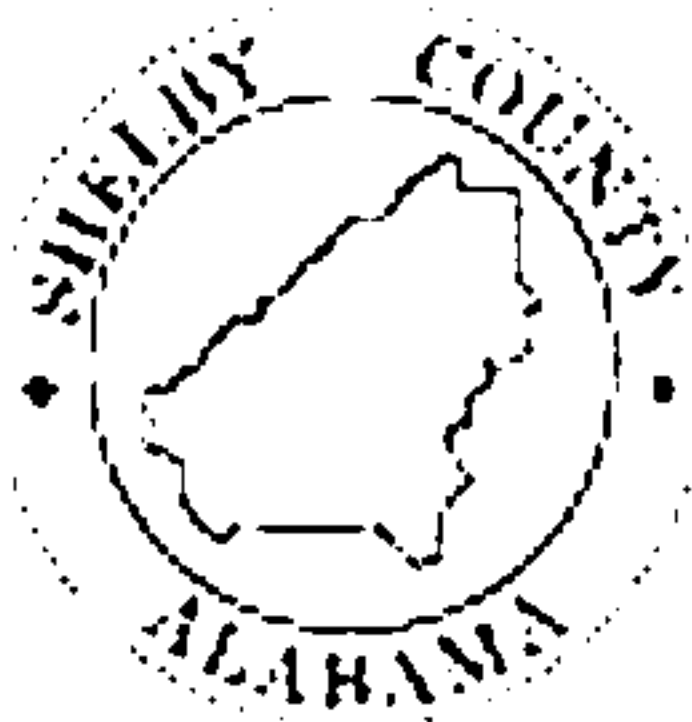
Seller Name:

The Bank of New York Mellon, F/K/A The Bank of New York, as Successor in interest to JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2, 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

Signature of Seller


Beonide Durandisse
Contract Management Coordinator

(MM/DD/YYYY)
5/31/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2019 08:34:20 AM
\$167.00 CHERRY
20190627000227930

Allen S. Bayl

109 TINTERN ABBEY
ALABASTER, AL 35007-3101 (SHELBY)