

20190703000240760  
07/03/2019 03:24:43 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:**

Francisco Javier Ruano Vasquez  
1206 Michael Drive  
Alabaster, AL 35007

Assessor's Parcel Number: 23 5 21 0 001 035.000

**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 NINE HUNDRED FIVE AND 00/100 DOLLARS (\$111,905.00), 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-EMX1, By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its 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 **Francisco Javier Ruano Vasquez, A Married Person**, (herein referred to as grantee), whose mailing address is 1206 Michael Drive, Alabaster, Alabama 35007, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 97, ACCORDING TO THE SURVEY OF SCOTTSDALE, 3RD ADDITION AS RECORDED IN MAP BOOK 8, PAGE 123 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 1206 Michael Drive, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded October 24, 2018; Doc. No. 20181024000376610

Total Purchase Price: \$111,905.00

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 06/24/2019

Printed Name: Evette Morales

Signature: *Evette Morales*

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 June, 2019.

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX1, By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact

Attest:

*Christian Lazu* 06/24/19

By: *Evette Morales* 6/24/19

Evette Morales

Contract Management Coordinator

Printed Name & Title

Christian Lazu

Contract Management Coordinator

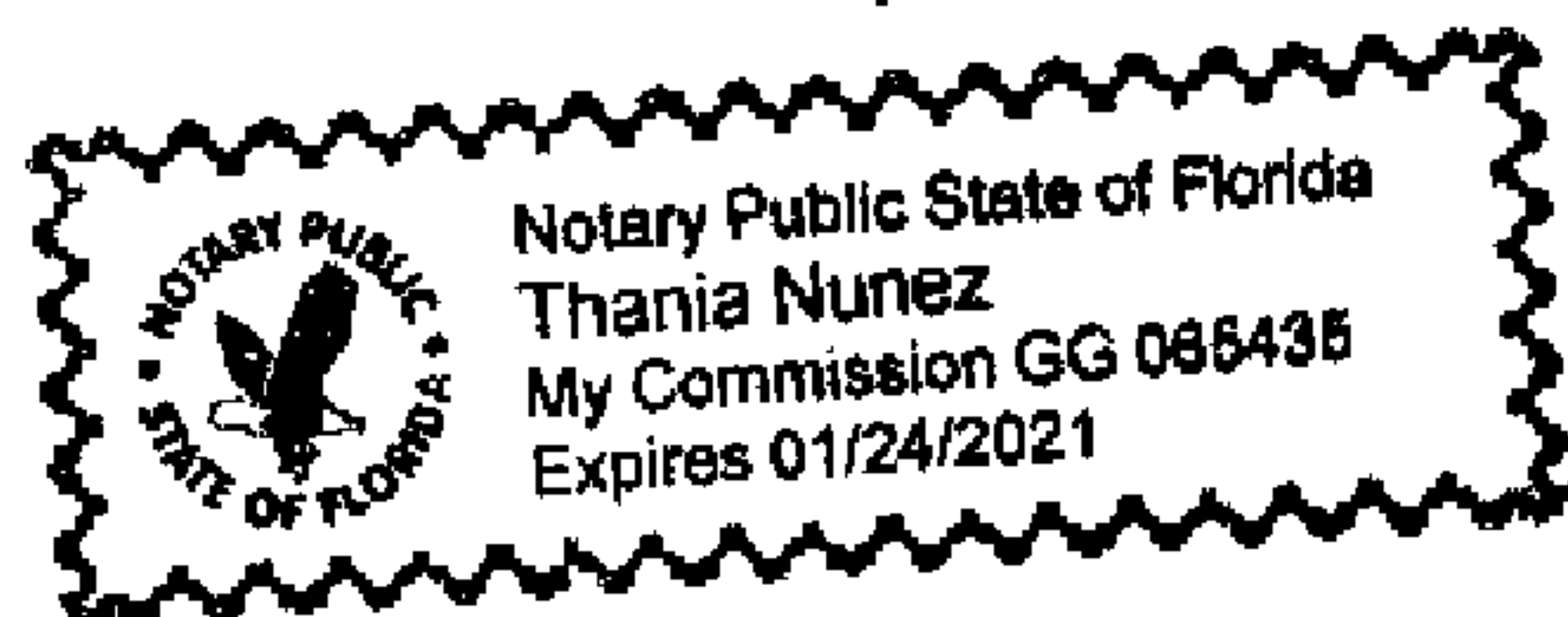
Printed Name & Title

STATE OF Florida

Palm Beach COUNTY

I, Thania Nunez, a Notary Public in and for said County, in said State, hereby certify that Evette Morales, whose name as Contract Management Coordinator of **PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its 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-EMX1**, 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 24 day of June, 2019.

Thania Nunez

*Thania Nunez*  
NOTARY PUBLIC

My Commission Expires: —

POA recorded: 12/3/2013 as Instrument No:

**20131203000468000**

Loan # 7128047177

6/24/19  
Personally Known To Me

**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>See Ex-A</u>	Grantee's Name	<u>Francisco Javier Ruano Vasquez</u>
Mailing Address	<u>C/o, Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach FL 33409</u>	Mailing Address	<u>1206 Michael Drive, Alabaster, AL 35007-0000</u>
Property Address	<u>1206 Michael Drive, Alabaster, AL 35007-0000</u>	Date of Sale	_____
		Total Purchase Price	<u>\$ 111,905.00</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 checked="" type="checkbox"/> Sales Contract	<input 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 06/24/19Print Evette Morales Contract Management Coordinator☐ Unattested \_\_\_\_\_  
(verified by)Sign   
(Grantor/Grantee/Owner/Agent) circle one

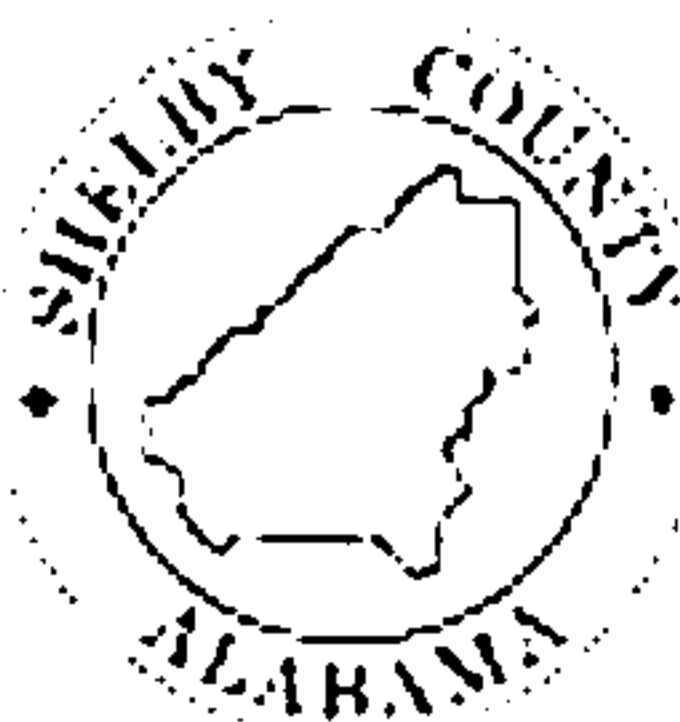
Form RT-1

eForms

**EXHIBIT 'A****Seller/Grantor Name:**

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX1, by PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC as attorney in fact.

Signature of Seller



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2019 03:24:43 PM  
\$59.00 CHARITY  
20190703000240760

Alvin S. Boyd6/24/19

Evette Morales Contract Management Coordinator

1206 Michael Drive, Alabaster, AL  
35007-0000