

This Document Prepared By:

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

After Recording Send Tax Notice To:

Curtis Furgason
288 Thomas Loop
Jacksons Gap, AL 36861

Assessor's Parcel Number: 23 1 11 2 003 013.032

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED TWENTY-ONE THOUSAND EIGHT HUNDRED FORTY-NINE AND NO/100 DOLLARS (\$121,849.00), to the undersigned GRANTOR, **U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact**, whose mailing address is C/O PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, NJ 08054, (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 **Curtis Furgason, a single person**, (herein referred to as grantee), whose mailing address is 288 Thomas Loop, Jacksons Gap, AL 36861, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 101, ACCORDING TO THE MAP AND SURVEY OF SUMMER BROOK, SECTOR 5, PHASE 1, AS RECORDED IN MAP BOOK 21, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 132 Blue Spring Place, Alabaster, Alabama 35007

Source of Title. Ref.: Deed: Recorded November 27, 2018; Doc. No. 20181127000415120

Total Purchase Price: \$121,849.00

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: 9/16/19 Printed Name: Jacqueline S. Michaelson
Signature: Jacqueline S. Michaelson

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 16
day of Sept., 2019.

U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact

Attest:
Thania Munoz

By: Jacqueline S. Michaelson
Jacqueline S. Michaelson
Contract Management Coordinator
Printed Name & Title 9/16/19

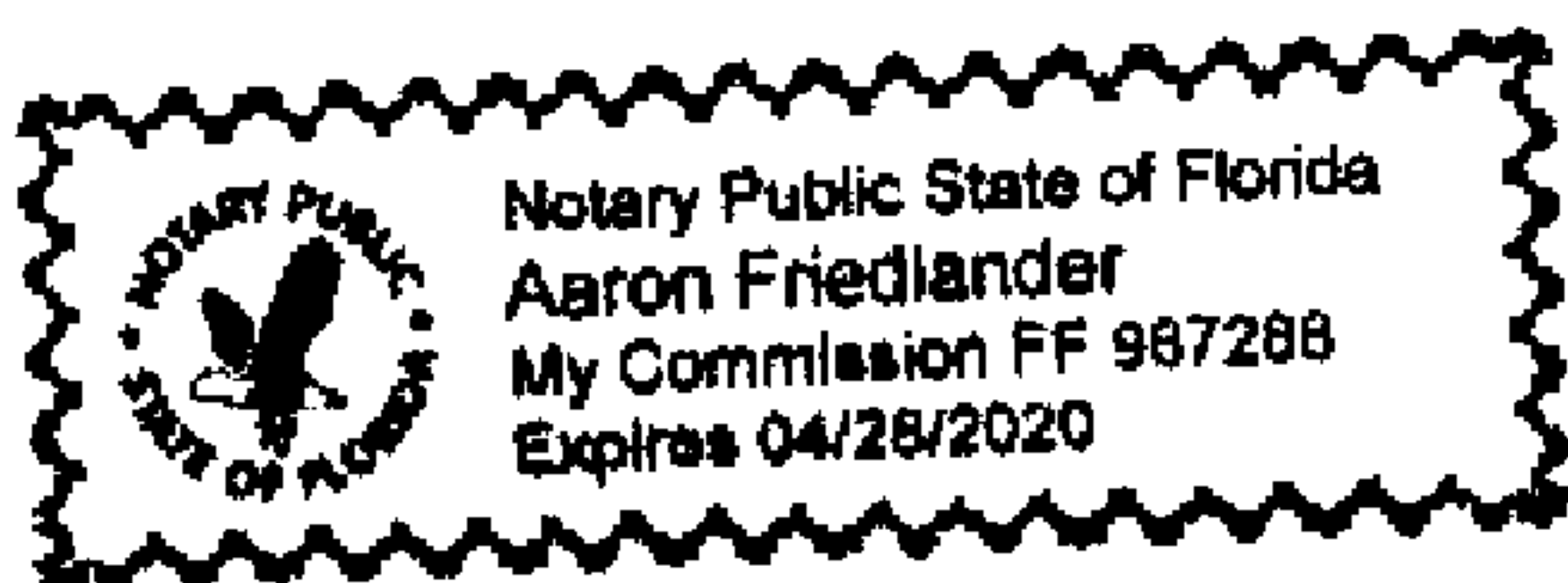
Thania Munoz
Contract Management Coordinator
Printed Name & Title 9/16/19

STATE OF Florida
Palm Beach COUNTY

I, Aaron Friedlander, a Notary Public in and for said County, in said State, hereby certify that Jacqueline S. Michaelson, 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 PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact for U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes**, 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
16 day of Sept., 2019.



Aaron Friedlander
NOTARY PUBLIC
My Commission Expires: _____
Loan No. 0070059795

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 EX-A
 Mailing Address C/O PHH Mortgage Corporation
1 Mortgage Way
Mount Laurel, NJ, 08054

Grantee's Name Curtis Furgason
 Mailing Address 288 Thomas Loop
Jacksons Gap, AL, 36861

Property Address 132 Blue Spring Place,
Alabaster, AL, 35007-5117

Date of Sale _____
 Total Purchase Price \$ 121,849.00
 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
☒ 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 9/16/19

☒ Unattested

Samuel E Moreno Jr
 (verified by)

Print Jacqueline S. Michaelson Contract Management Coordinator

Sign Jacqueline S. Michaelson
 (Grantor/Grantee/Owner/Agent) circle one

eForms

Samuel E Moreno Jr

Form RT-1

Exhibit "A"

Seller Name:

U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Wachovia Bank National Association, as Indenture Trustee for Aegis Asset Backed Securities Trust 2005-1, Mortgage Backed Notes, By its attorney in fact NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing By PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC its attorney-in-fact

Signature of Seller

Jacqueline S. Michaelson

(MM/DD/YYYY)

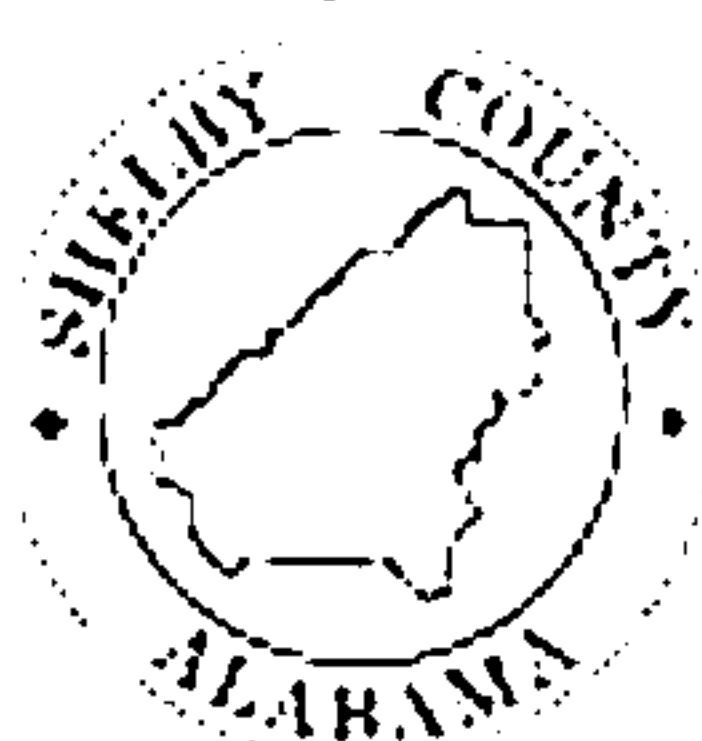
9/16/2019

Jacqueline S. Michaelson
Contract Management Coordinator

Property Address:

132 Blue Spring Place
Alabaster, AL 35007-5117

9/16/19 J.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/23/2019 12:02:30 PM
\$154.00 CHARITY
20190923000347060

Allen S. Boyd