

1209-17444



20091103000409790 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/03/2009 08:18:24 AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Sabrina N. Mims

163 Little John Circle
Calera, AL 35040

Shelby County, AL 11/03/2009

State of Alabama

Deed Tax : \$4.00

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-seven thousand and 00/100 Dollars (\$87,000.00) to the undersigned, Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of April 1, 2006 Morgan Stanley ABS Capital I Inc. Trust 2006-NC3 Mortgage Pass-through Certificates, Series 2006 NC3, a corporation, by Barclays Capital Real Estate, Inc., a Delaware Corporation, dba HomeEq Servicing, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Sabrina N. Mims (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21-A, according to a Resurvey of Lots 16, 17, 18, 19, 20 and 21, Nottingham Townhomes, as recorded in Map Book 35, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 2003-12628; Instrument No. 2003-12627; Deed Book 103, Page 170; Deed Book 205, Page 674; Deed Book 198, Page 478 and Deed Book 177, Page 493.
4. Easement/right-of-way to Southern Natural Gas as recorded in Book 90 Page 241.
5. Easements, building lines and restrictions as shown on recorded map
6. Restrictions appearing of record in Instrument no. 2004-39994 and Instrument No. 2004-50560
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20090707000260130, in the Probate Office of Shelby County, Alabama.

\$ 83,460.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 29 day of September, 2009.

Deutsche Bank National Trust Company as Trustee under
Pooling and Servicing Agreement dated as of April 1, 2006
Morgan Stanley ABS Capital I Inc. Trust 2006-NC3 Mortgage
Pass-through Certificates, Series 2006 NC3
By Barclays Capital Real Estate, Inc., a Delaware Corporation,
dba HomeEq Servicing, as Attorney in Fact

By: _____

Its _____

Tonya Blechinger
Assistant Secretary

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of Barclays Capital Real Estate, Inc., a Delaware Corporation, dba HomeEq Servicing, as Attorney in Fact for Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of April 1, 2006 Morgan Stanley ABS Capital I Inc. Trust 2006-NC3 Mortgage Pass-through Certificates, Series 2006 NC3, 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 conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the _____ day of September, 2009.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-001737

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State of California }
County of Sacramento } ss.

On **SEP 29 2009**, before me, **H. Clapp**, Notary Public, personally appeared **Tonya Blechinger**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature

H. Clapp

