

This Instrument Prepared By:  
Paul Kemp  
Morris|Hardwick|Schneider, LLC  
2718 20th Street South, Suite 210  
Birmingham, AL 35209  
BRR-111100270S

Send Property Tax Notice to:

100 2nd Ave W  
Oneonta AL 35101

### Special Warranty Deed

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) cash in hand paid to  
**Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A13.**  
**Mortgage Pass-Through Certificates. Series 2006-M under the Pooling and Servicing Agreement dated October 1, 2006**

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**James K Denney and Trecia F. Denney, as Joint Tenants With Rights of Survivorship**  
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Instrument #20110412000112420

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

**This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20110412000112420.**

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A13. Mortgage Pass-Through Certificates. Series 2006-M under the Pooling and Servicing Agreement dated October 1, 2006, has caused these present to be executed in its name and on its behalf as aforesaid, on this 1 day of December, 2011.

Deutsche Bank National Trust Company, as  
Trustee of the Residential Asset Securitization  
Trust 2006-A13. Mortgage Pass-Through  
Certificates. Series 2006-M under the Pooling and  
Servicing Agreement dated October 1, 2006

BY:

President

**Louise Chavez AVP/REO**

ATTEST:

**Secretary**

**Jose Magana**

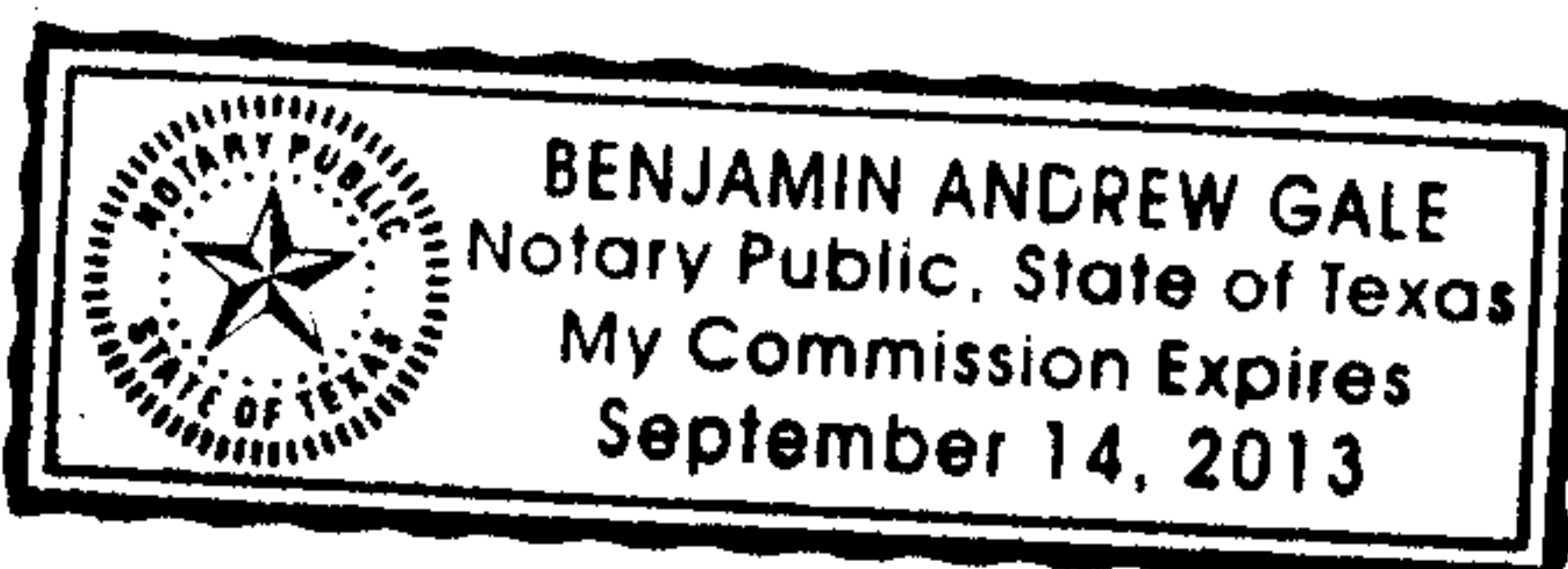
State of **TEXAS**  
County of **TRAVIS**  
**Benjamin Andrew Gale**

I, Benjamin Andrew Gale, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Louise Chavez AVP/REO** whose name as President of Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A13. Mortgage Pass-Through Certificates. Series 2006-M under the Pooling and Servicing Agreement dated October 1, 2006, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this DEC 01 2011 day of December, 2011.

Property Address: 589 Crumpton Cemetery Road, Columbiana, AL 35051

AL\_SpecialWarrantyDeed\_JT\_lpg.rdw  
CGLD 03/15/2011 rev.



Notary Public  
My Commission Expires: \_\_\_\_\_  
[Seal]

Shelby County, AL 12/08/2011  
State of Alabama  
Deed Tax: \$400.00

### Exhibit A

A parcel of land in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 27, Township 21 South, Range 1 East, being a part of the same land described in a deed to Larry D. and Jo Ray Farr, recorded in Instrument Number 1998-0515, of real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Northwest quarter of said section 27: thence South 89 degrees 44 minutes 09 seconds East, along the South line of said sixteenth section, a distance of 853.65 feet to the point of beginning.

Thence South 89 degrees 44 minutes 09 seconds East along the South line of said sixteenth section, a distance of 314.81 feet to a ½" rebar set.


Thence North 64 degrees 50 minutes 22 seconds East, a distance of 280.21 feet, to a point of the 397' contour of lay lake;

Thence along the 397' contour of lay lake the following courses:

North 46 degrees 02 minutes 07 seconds West, a distance of 28.15 feet, North 27 degrees 09 minutes 09 seconds West, a distance of 44.95 feet, North 10 degrees 52 minutes 17 seconds West, a distance of 504.78 feet, North 25 degrees 42 minutes 15 seconds West, a distance of 372.02 feet, North 88 degrees 03 minutes 34 seconds West, a distance of 234.35 feet, South 08 degrees 11 minutes 03 seconds West, a distance of 160.35 feet, South 78 degrees 07 minutes 02 seconds West, a distance of 10.33 feet.

Thence South 00 degrees 15 minutes 51 seconds West, a distance of 856.25 feet to the point of beginning.

Property Address: 589 Crumpton Cemetery Road, Columbiana, AL 35051  
Parcel ID Number: 58-20-08-27-0-000-026.002

  
20111208000371070 2/2 \$415.00  
Shelby Cnty Judge of Probate, AL  
12/08/2011 12:42:18 PM FILED/CERT

Property Address: 589 Crumpton Cemetery Road, Columbiana, AL 35051

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CGLD 03/15/2011 rev.

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11/29/11 @ 03:10 PM