

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

Send Tax Notice to:
Matthew S. Cornelius

434 18th St.
Calera AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-seven thousand five hundred and 00/100 Dollars (\$57,500.00) to the undersigned, Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS17, a corporation, by Residential Funding Company, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Matthew S. Cornelius, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 136, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, 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 Grantee herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Restrictive Covenants recorded in Document # 19990312000106041 and amended in Document #1991007000418731.
5. 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 Number 20111130000361940, in the Probate Office of Shelby County, Alabama.

\$46,000.00 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.

Shelby County, AL 04/27/2012
State of Alabama
Deed Tax: \$11.50


20120427000145330 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
04/27/2012 11:45:04 AM FILED/CERT

2011-004927 *SWD*

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of March, 2012.

Deutsche Bank Trust Company Americas as Trustee for
RALI 2006QS17
By Residential Funding Company, LLC, as Attorney in
Fact

By: [Signature]
Eddie Mendez
Its Authorized Officer

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie Mendez, whose name as 910 of Residential Funding Company, LLC, as Attorney in Fact for Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS17, 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 14th day of March, 2012.

[Signature]

NOTARY PUBLIC

My Commission expires: 1-5-16

AFFIX SEAL

2011-004927

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