

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

Send Tax Notice to:

Josh Schlup

Jill Schlup

*145 Red Bay Dr.  
Meylene, AL 35114*

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred twenty-seven thousand five hundred and 00/100 Dollars (\$227,500.00) to the undersigned, Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA1, a corporation, by Residential Funding Company, LLC, 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 Josh Schlup, and Jill Schlup, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 560, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, 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. Easements, restrictions and setback lines as shown on recorded plat.
4. Declaration of Protective Covenants recorded in Instrument No. 2002-050700021381 recorded in the Probate Office, Shelby County.
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 Inst. No. 20120423000139950, in the Probate Office of Shelby County, Alabama.

\$ 182,598.00 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.



*120484*

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22 day of May, 2012.

Deutsche Bank Trust Company Americas as Trustee for  
RALI 2006QA1  
By Residential Funding Company, LLC, as Attorney in  
Fact

By: [Signature] **Tyler Gosselin**  
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 Tyler Gosselin, whose name as Authorized Officer of Residential Funding Company, LLC, as Attorney in Fact for Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA1, 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 22 day of May, 2012.

[Signature]  
NOTARY PUBLIC  
My Commission expires: 10/24/15  
AFFIX SEAL

2012-001099



  
20120619000216120 2/2 \$60.00  
Shelby Cnty Judge of Probate, AL  
06/19/2012 12:39:47 PM FILED/CERT

Shelby County, AL 06/19/2012  
State of Alabama  
Deed Tax: \$45.00