


Send Tax Notice To:
Patricia Ebrahimi
170 Pinewood ~~lane~~ Lane
Montevallo, AL 35115

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


20130102000001710 1/8 \$51.00
Shelby Cnty Judge of Probate, AL
01/02/2013 02:15:03 PM FILED/CERT

THIS INDENTURE made this 18th day of December, 2012.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty-Eight Thousand Dollars and No Cents (\$88,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2005-FFH4, Asset-Backed Certificates, Series 2005-FFH4

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

Patricia G. Ebrahimi

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 209, according to the Survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.

Property Address: 181 Addison Dr, Calera, AL 35040

\$70,400.00 of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, If any, of all parties lawfully entitles thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$18.00

IN WITNESS WHEREOF, the said Grantor, by Lupe Zapata, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 18th day of December, 2012 on behalf of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as attorney in fact for Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2005-FFH4, Asset-Backed Certificates, Series 2005-FFH4.

By: 

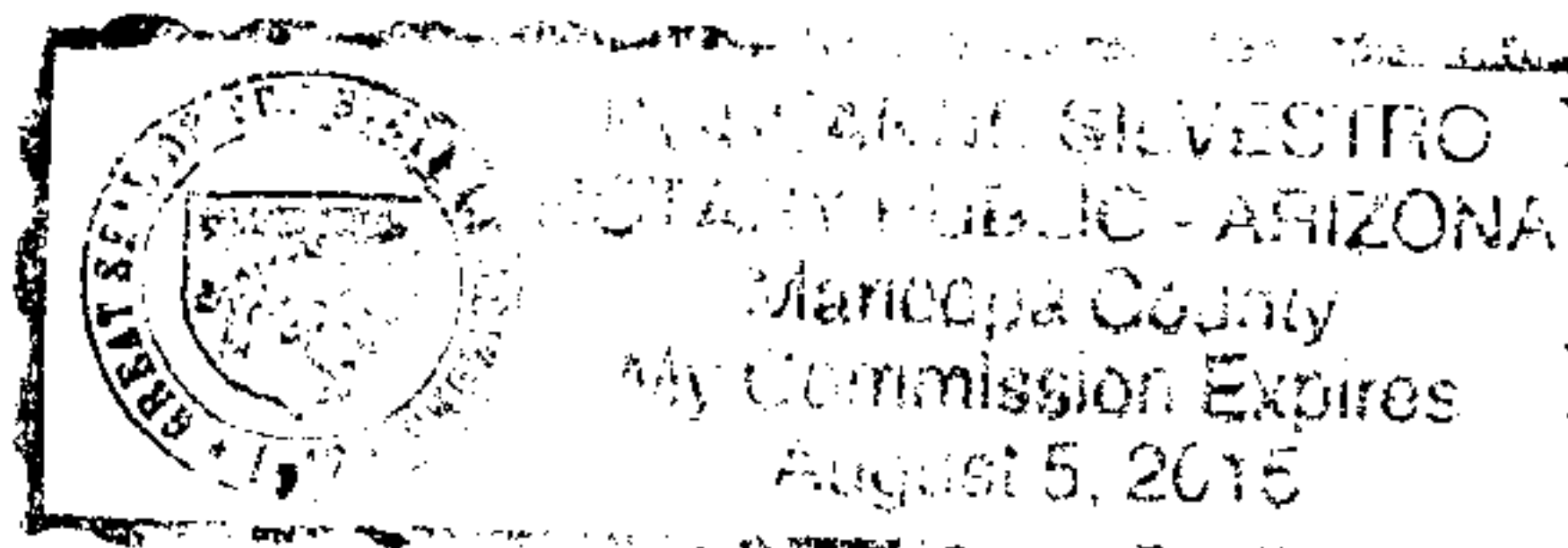
Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2005-FFH4, Asset-Backed Certificates, Series 2005-FFH4 by and through its attorney in fact, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP

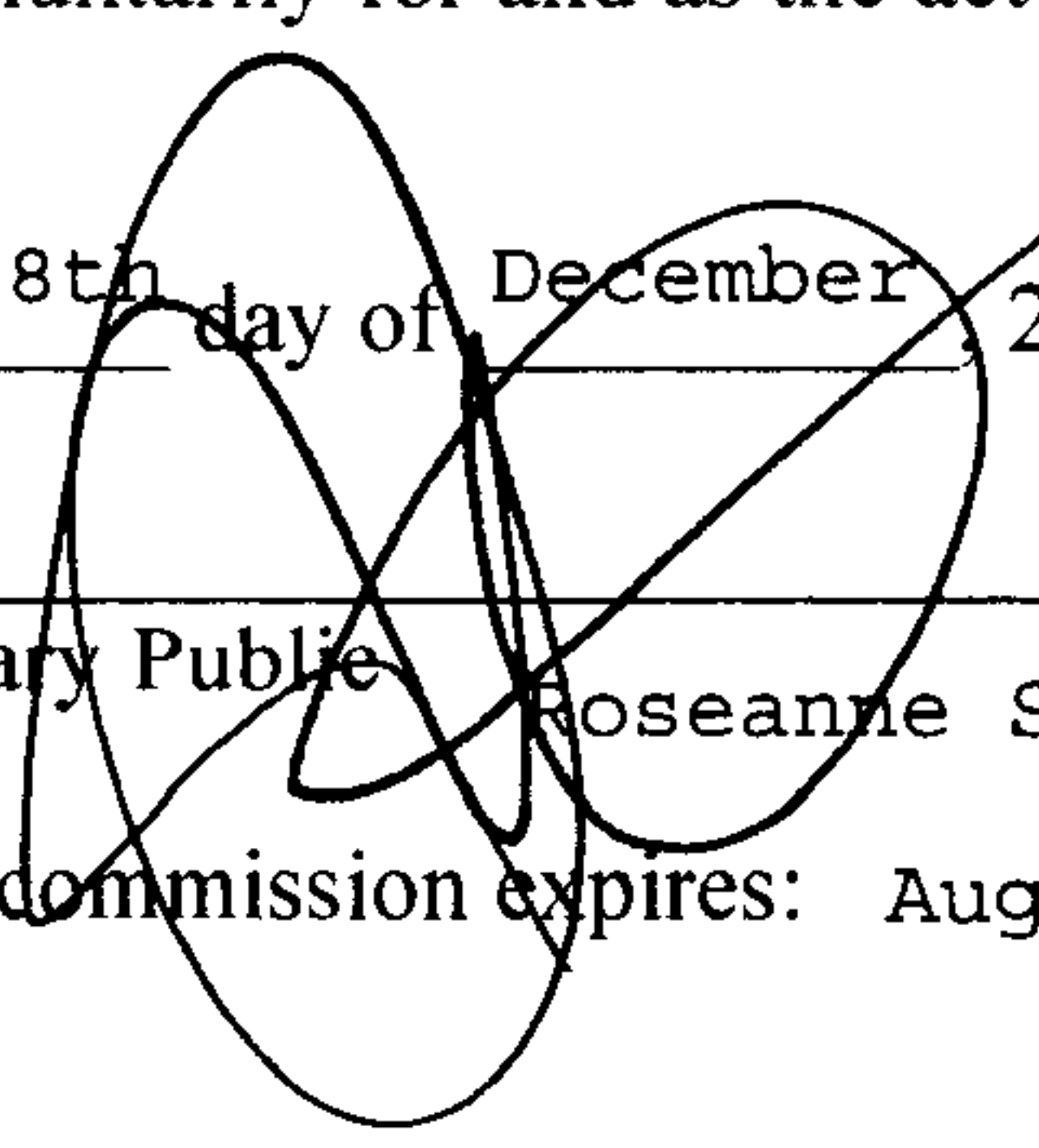
Printed Name of Signor: Lupe Zapata
Title of Signor: AVP

STATE OF ARIZONA
COUNTY OF MARICOPA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lupe Zapata of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as attorney in fact for Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2005-FFH4, Asset-Backed Certificates, Series 2005-FFH4 whose name 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 said conveyance, they (he/she), as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal this 18th day of December, 2012.



 Notary Public Roseanne Silvestro
My commission expires: August 5, 2015

12-002440

THIS INSTRUMENT PREPARED BY:
SHAPIRO & INGLE, L.L.C.
JEFFREY A. BUNDA
10130 PERIMETER PARKWAY, SUITE 400
CHARLOTTE, NC 28216

Send Tax Notice To
Patricia G. Ebrahimi

181 Addison Drive
Celera, AL 35040



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EXHIBIT A


BAC RECORD AND RETURN
LOANS
2505 W CHANDLER BLVD
CHDLR- D30
CHANDLER, AZ 85224

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Deutsche Bank National Trust Company, a national banking association organized and existing under the laws of the United States, and having its principal place of business at 1761 East St Andrew Place, Santa Ana, California, 92705, as Trustee (the "Trustee") pursuant to the agreements listed on Exhibit A attached hereto (collectively the "Agreements") by and between Deutsche Bank National Trust Company, as trustee, and BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP, as servicer (in such capacity, the "Servicer"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Agreements solely for the purpose of performing such acts and executing such documents in the name of the Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP is acting as the Servicer

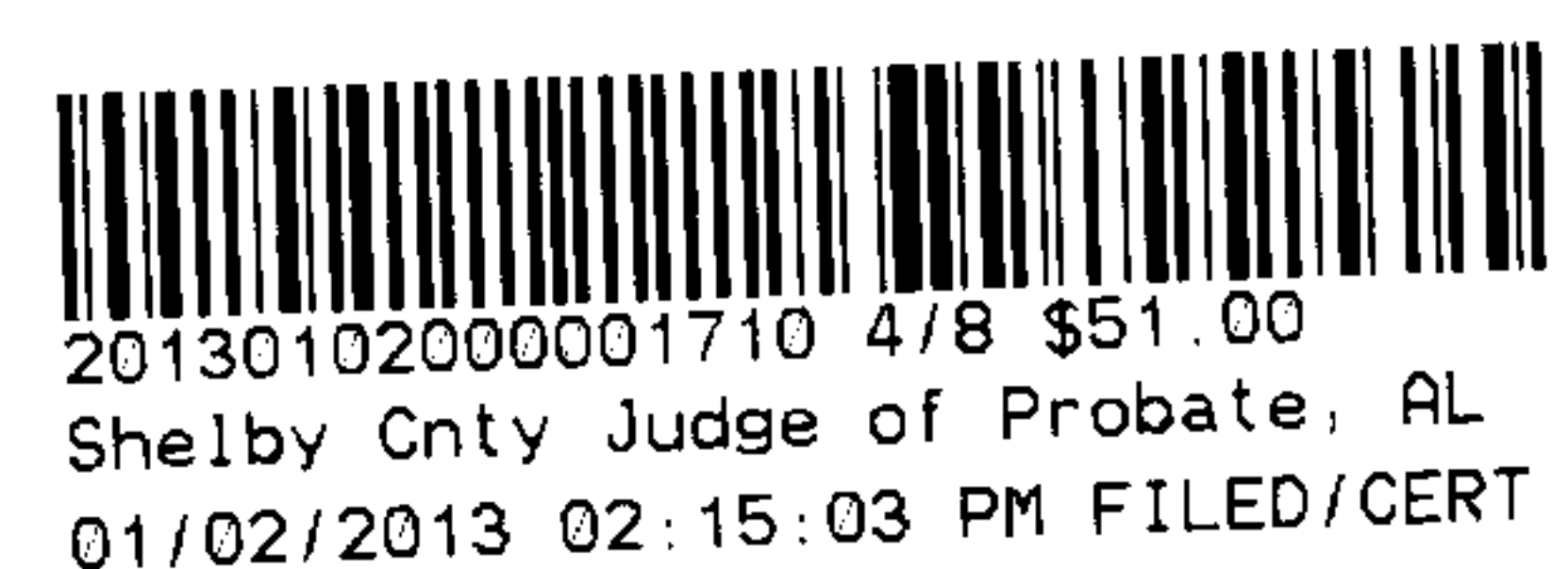
This Appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreement shall be construed to the contrary

- 1 The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued, provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Agreement
- 2 The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain, this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same
- 3 The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned
- 4 The completion of loan assumption agreements
- 5 The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note


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- 6 The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby
- 7 The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note
- 8 With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts
 - a the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust,
 - b the preparation and issuance of statements of breach or non-performance,
 - c the preparation and filing of notices of default and/or notices of sale,
 - d the cancellation/rescission of notices of default and/or notices of sale,
 - e the taking of deed in lieu of foreclosure, and
 - f the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8 a through 8 e above
- 9 With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation
 - a listing agreements,
 - b purchase and sale agreements,
 - c grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same,
 - d escrow instructions, and
 - e any and all documents necessary to effect the transfer of property
- 10 The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and



hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of **November 16, 2009**

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the Agreement, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Deutsche Bank National Trust Company except as specifically provided for herein. If the Servicer receives any notice of suit, litigation or proceeding in the name of Deutsche Bank National Trust Company, then the Servicer shall promptly forward a copy of same to the Trustee.

This limited power of attorney is not intended to extend the powers granted to the Servicer under the Agreement or to allow the Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreement.

The Servicer hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement or the earlier resignation or removal of the Trustee under the Agreement.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York, without regard to conflicts of law principles of such state.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this **16th day of November 2009**.

Deutsche Bank National Trust Company, as Trustee

By

Name Ronaldo R. Reyes
Title Vice President

Witness

Tim Avakian Trust Administrator

Witness

Richard Vieta Trust Administrator

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Acknowledged and Agreed
BAC Home Loans Servicing, LP
F/K/A Countrywide Home Loans Servicing, LP

By

Name *Lidia Alfaro*

Title *Assistant Secretary*

02867 001 #92035

STATE OF CALIFORNIA
COUNTY OF ORANGE

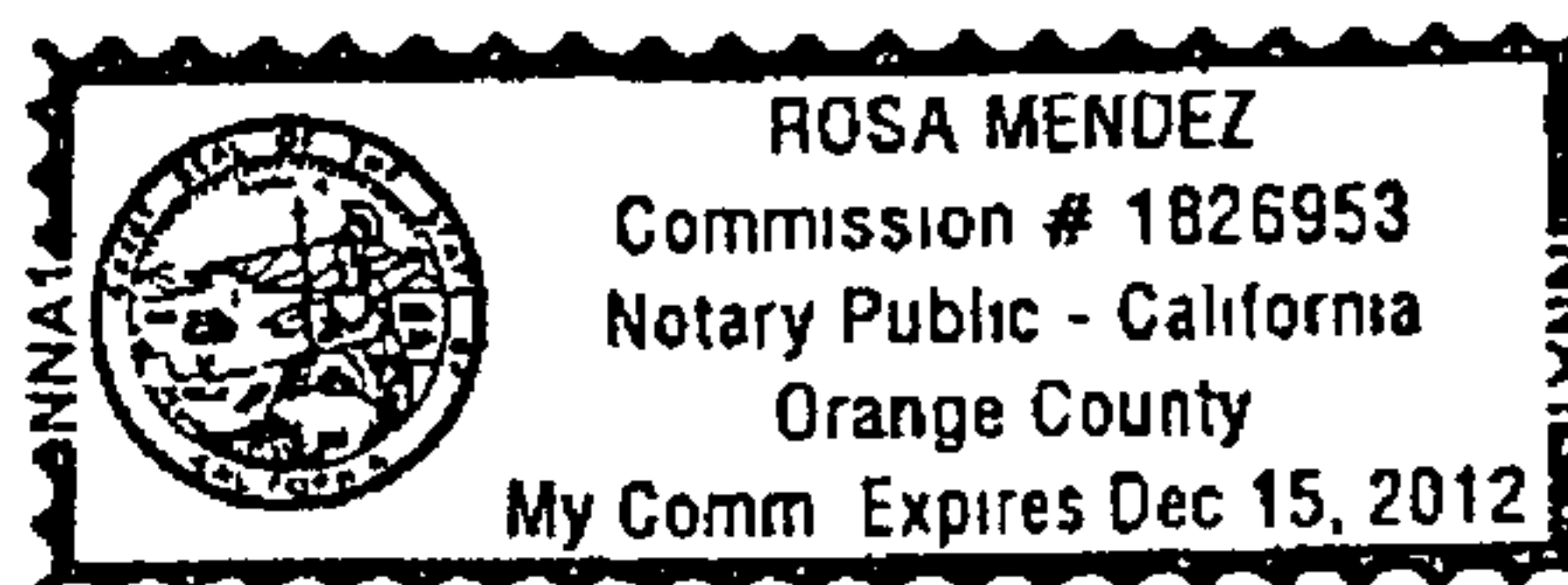
On **November 16, 2009**, before me, **Rosa Mendez**, a Notary Public in and for said state, personally appeared **Ronaldo R. Reyes**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed that same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted and 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
(SEAL)

Rosa Mendez
Notary Public, State of California

02867 001 #92035



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BCAP TRUST LLC 2007-AA4 - Trust Agreement, dated as of June 29, 2007 between BCAP LLC, as depositor, Wells Fargo Bank, N.A., as custodian (in such capacity, the "Custodian"), and Deutsche Bank National Trust Company, as trustee

CDC MORTGAGE CAPITAL TRUST 2004-HE1-- Pooling and Servicing Agreement is dated as of February 1, 2004, among Morgan Stanley ABS Capital I Inc, as depositor (the "Depositor"), BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as servicer, CDC Mortgage Capital Inc, as unaffiliated seller and Deutsche Bank National Trust Company, as Trustee

CDC MORTGAGE CAPITAL TRUST 2004-HE2 -- Pooling and Servicing Agreement is dated as of May 1, 2004, among Morgan Stanley ABS Capital I Inc, as depositor (the "Depositor"), BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as servicer, CDC Mortgage Capital Inc, as unaffiliated seller and Deutsche Bank National Trust Company, as Trustee

FFMLT TRUST 2005-FFH4 Pooling and Servicing Agreement is dated as of April 1, 2005, is among GS Mortgage Securities Corp., as depositor, National City Home Loan Services, Inc., as responsible party, BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as servicer and Deutsche Bank National Trust Company, as Trustee

GSAA TRUST 2004-10 -- Pooling and Servicing Agreement is dated as of November 1, 2004, is among GS Mortgage Securities Corp., as depositor, Ameriquist Mortgage Company, as responsible party, BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as servicer and Deutsche Bank National Trust Company, as Trustee

GSAA HOME EQUITY TRUST 2005-2 -- Pooling and Servicing Agreement is dated as of January 1, 2005 among GS Mortgage Securities Corp., as depositor, BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as the servicer, NC Capital Corporation and New Century Mortgage Corporation, as responsible party and Deutsche Bank National Trust Company, as Trustee

GSAA HOME EQUITY TRUST 2005-4 - Trust Agreement is dated as of March 1, 2005, is among GS Mortgage Securities Corp., as depositor and Deutsche Bank National Trust Company, as Trustee

GSAA HOME EQUITY TRUST 2005-10 - Pooling and Servicing Agreement is dated as of June 1, 2004, is among GS Mortgage Securities Corp., as depositor, Ameriquist Mortgage Company, as responsible party, BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as servicer and Deutsche Bank National Trust Company, as Trustee

GSAA HOME EQUITY TRUST 2007-2 -- Assignment Agreement is dated as of September 10, 2008, is among GS Mortgage Securities Corp., as assignor or depositor, Wells Fargo Bank NA, as Master Servicer, BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as servicer and Deutsche Bank National Trust Company, as not in its individual capacity but solely as Trustee

GSAA HOME EQUITY TRUST 2007-4 -- Assignment Agreement is dated as of November 1, 2008, is among GS Mortgage Securities Corp., as assignor or depositor, Wells Fargo Bank NA, as Master Servicer, BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing LP, as servicer and Deutsche Bank National Trust Company, as not in its individual capacity but solely as Trustee



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Deutsche Bank
Mailing Address 60 Wall Street
New York, NY
10005

Grantee's Name Patricia G. Ebrahimi
Mailing Address 181 Addison Drive
Calera, AL 35040

Property Address 181 Addison Drive
Calera, AL 35040

Date of Sale 12/18/12
Total Purchase Price \$ 88,000.00

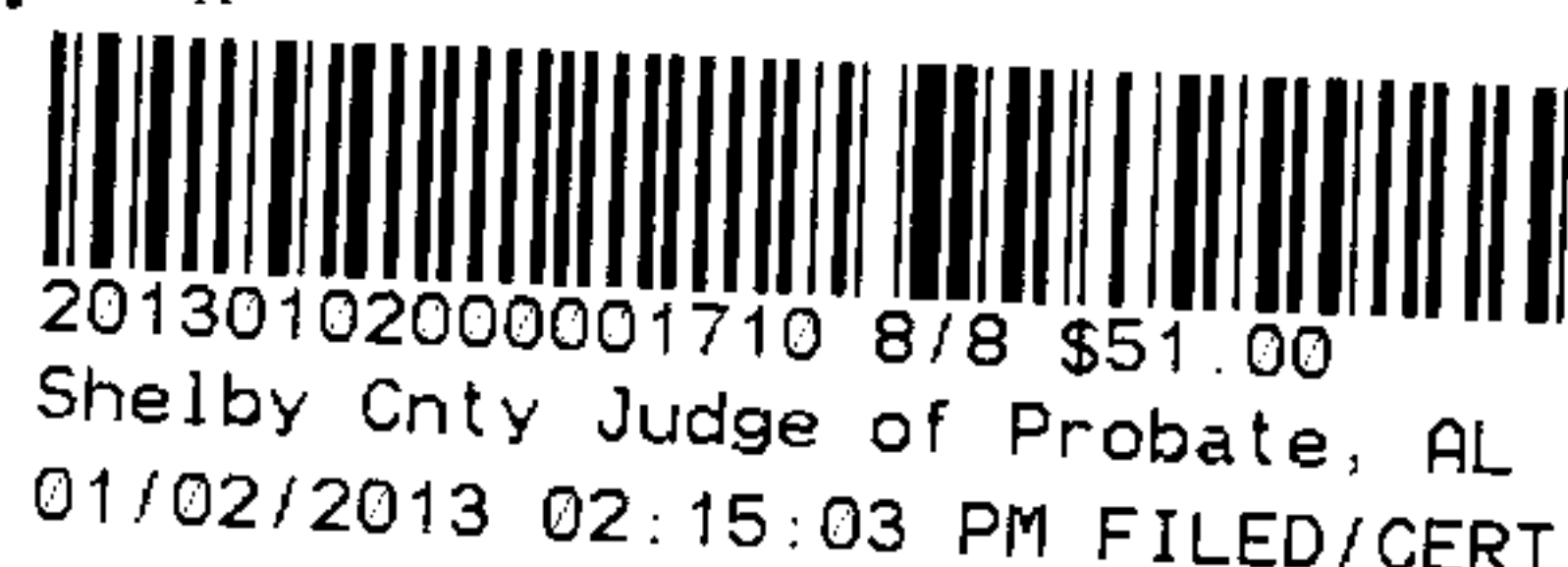
or
Actual Value \$

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 12/31/12

Print Jeff W. Farmer
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)