



20130219000070870 1/3 \$443.00  
 Shelby Cnty Judge of Probate, AL  
 02/19/2013 02:19:41 PM FILED/CERT

This Instrument Prepared By:  
 Paul Kemp  
 Morris|Hardwick|Schneider, LLC  
 2718 20th Street South, Suite 210  
 Birmingham, AL 35209  
 ALQ-130100024S

Send Property Tax Notice to:

8087 Castle Hill Rd  
Hoover AL 35242

### 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 Twenty Five Thousand and 00/100 Dollars (\$425,000.00) cash in hand paid to **Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2007-A2, Mortgage Pass-Through Certificates, Series 2007-B under the Pooling and Servicing Agreement dated February 1, 2007**

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

**James F. Doss and Linda D. Doss, 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 #20121019000403170

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 #20121019000403170.**

\_\_\_\_\_ 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 2007-A2, Mortgage Pass-Through Certificates, Series 2007-B under the Pooling and Servicing Agreement dated February 1, 2007, has caused these present to be executed in its name and on its behalf as aforesaid, on this \_\_\_\_\_ day of \_\_\_\_\_,

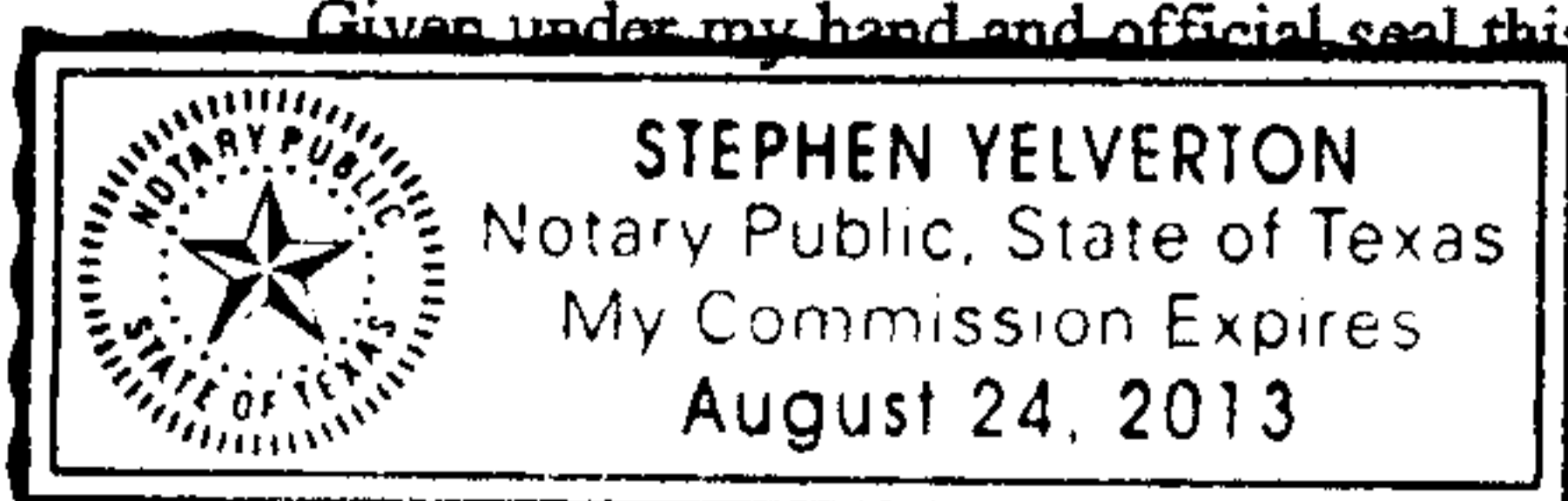
**Deutsche Bank National Trust Company, as  
 Trustee of the Residential Asset Securitization  
 Trust 2007-A2, Mortgage Pass-Through  
 Certificates, Series 2007-B under the Pooling and  
 Servicing Agreement dated February 1, 2007**

BY: \_\_\_\_\_  
 Louise Chavez AVP/REO

State of TEXAS  
 County of TRAVIS

I, STEPHEN YELVERTON, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Louise Chavez AVP/REO whose name as Attorney in Fact of Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2007-A2, Mortgage Pass-Through Certificates, Series 2007-B under the Pooling and Servicing Agreement dated February 1, 2007, 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 2/19/2013

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_,




\_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

Property Address: 8087 Castle Hill Road, Hoover, AL 35242

**Exhibit A**

Lot 54, according to the survey of Greystone, 7th Sector, Phase 1, as recorded in Map Book 18, Page 120 A, B & C, in the Probate Office of Shelby County, Alabama.

Property Address: 8087 Castle Hill Road, Hoover, AL 35242

  
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Shelby County, AL 02/19/2013  
State of Alabama  
Deed Tax: \$425.00

Property Address: 8087 Castle Hill Road, Hoover, AL 35242

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CG LD 03/15/2011 rev.

ALQ-130100024S  
02/06/13 @ 04:50 PM

# 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 National Trust Company  
**Mailing Address** as Trustee of the Residential Asset  
Securitization Trust 2007-A2, Mortgage Pass-  
Through Certificates, Series 2007-B under the  
Pooling Servicing Agreement Dated Feb. 1, 2007  
101 N. Phillips Ave Sioux Falls SD 57104

**Grantee's Name** James F. Doss  
**Mailing Address** Linda D. Doss  
1164 Haven Road  
Birmingham AL 35242

**Property Address**  
8087 Castle Hill Road  
Hoover, AL 35242  
Shelby County, Alabama

**Date of Sale** 2-14-13  
**Total Purchase Price** \$ 425000.00

or  
**Actual Value** \$

or  
**Assessor's Market Value** \$



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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 to property and their current mailing address.

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

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

Date of Sale - the date on which interest to 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 2-15-13

Print Dawn Cottier  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1