

20070309000107300 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
03/09/2007 10:56:34AM FILED/CERT

FRS File No.: 503529 322582370

SPECIAL WARRANTY DEED

THE STATE OF NE AL
COUNTY OF Wake Shelby }

That in consideration of One hundred nineteen thousand and nine hundred 09/00
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned
GRANTOR, Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing
Agreement Dated as of January 1, 2005 MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-1
MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-1 (herein referred to as Grantor) in
hand paid by the Grantee herein, the receipt of whereof is acknowledged, the said Grantor does by these
presents, grant bargain, sell and convey unto

(herein referred to as Grantees), Jason M. Arnett and Tiffany A. Arnett

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

LOT 62, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE III, AS
RECORDED IN MAP BOOK 29, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

Subject to:

1. All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

\$119,900.00 of the consideration was paid from the
proceeds of a Mortgage loan filed simultaneously
herewith.

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

7. 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 dated 9/28/2006, and recorded in the probate office of Shelby.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 21 day of February, 2007.

Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement Dated as of January 1, 2005 MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-1 By Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact

By: **Tanya Mitchell-Allen**

Printed Name: Tanya Mitchell-Allen

Title: **Assistant Vice President**

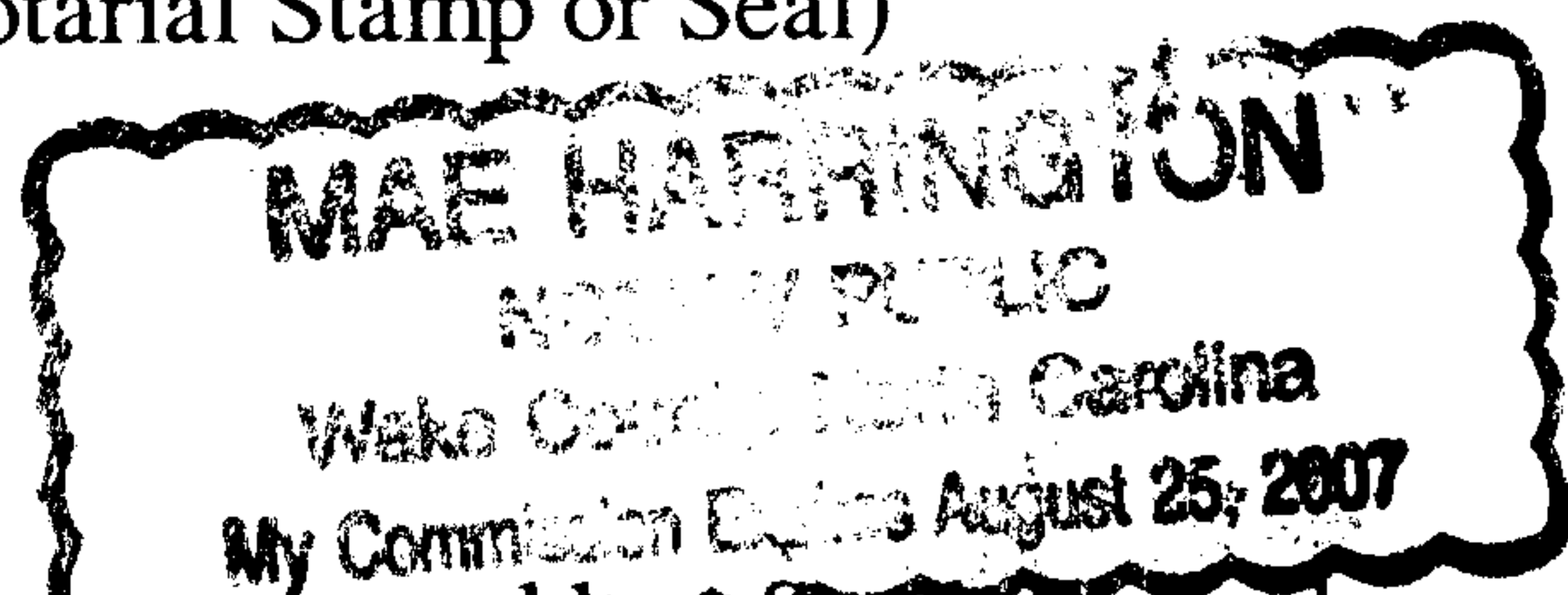
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THE STATE OF NC
COUNTY OF Wake }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tonya Mitchell-Alton**, whose name as **Assistant Vice President** of Barclays Capital Real Estate Inc., a Delaware Corporation, d/b/a HomEq Servicing, attorney in fact for Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement Dated as of January 1, 2005 MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-1 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and official seal this the 21 day of February, 2007.

(Notarial Stamp or Seal)



Mae Harrington
Notary Public

My commission expires: _____

This document prepared by: Sarah Fiegenbaum, Document Processor, 4111 South Darlington, Suite 950, Tulsa, OK 74135