

GAZ0700246

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

Send Tax Notice to:
Margie S. Stevens

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty-seven thousand and 00/100 Dollars (\$127,000.00) to the undersigned Grantor, Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificate Holders, New Century Mortgage Securities, Inc., New Century, a corporation, by JP Morgan Chase Bank, N.A., 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 Margie S. Stevens, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, Ironwood Subdivision as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County Alabama, situated in 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. Easement/right-of-way to Alabama Power Company as recorded in Instrument No.20040102000000250.
4. Restrictions appearing of record in Inst. No. 2001229000829810.
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 No. 20070309000107870, in the Probate Office of Shelby County, Alabama.

\$ 120,450⁰⁰ 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17th day of May, 2007.

Deutsche Bank National Trust Company, as Trustee in trust
for the benefit of the Certificate Holders, New Century
Mortgage Securities, Inc., New Century
By, JP Morgan Chase Bank, N.A.

by, [Signature]
Its HEIDI BRODERSEN, ASST. VICE PRESIDENT
As Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HEIDI BRODERSEN, ASST. VICE PRESIDENT name as ANP of JP Morgan Chase Bank, N.A., as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificate Holders, New Century Mortgage Securities, Inc., New Century, 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, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 17th day of May, 2007.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

April 8, 2010

2007-000585

