


The actual consideration for this transfer is \$ 400,000.00

This instrument was prepared by  
In Rem REO Services, INC.  
by its Attorneys  
Boiko and Osimani, P.C.  
3435-41 N. Lincoln Ave.  
Chicago, IL 60657  
Ph# 773-296-6100

  
20080708000276180 1/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
07/08/2008 12:51:42PM FILED/CERT  
  
Shelby County, AL 07/08/2008  
State of Alabama  
  
Deed Tax: \$180.00

(and after recording return to):  
Resource Title Agency of Tennessee  
3931-B Gallatin Pk.  
Nashville, TN 37216

SPECIAL WARRANTY DEED

075105AL

Source: Instrument #20070928000456210

ADDRESS NEW OWNER(S) AS FOLLOWS: DEBORAH L. THERRELL (name)	SEND TAX BILL TO: <del>DEBORAH L. THERRELL</del> (name) Countrywide	MAP-PARCEL NUMBERS: 09-204-0-003-207-000
1027 HASTINGS CIRCLE (address)	7105 Corporate Dr (address)	
BIRMINGHAM AL 35242 (city) (state) (ZIP)	Plano TX 75024 (city) (state) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT SERIES ITF INABS 2006-A**, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO **DEBORAH L. THERRELL\***, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT: \* aka Deborah Therrell, unmarried  
SEE ATTACHED LEGAL DESCRIPTION

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

Unimproved ☐

This is ☒ Improved property, known as 1027 HASTINGS CIRCLE, BIRMINGHAM, AL 35242

TO HAVE AND THE HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **DEBORAH L. THERRELL** and his/her/their assigns, forever.

Said **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT SERIES ITF INABS 2006-A**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT SERIES ITF INABS 2006-A**, BY ITS **ATTORNEY IN FACT INDYMAC BANK, F.S.B.**, has executed this deed this 12th day of June 2008

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT SERIES ITF INABS 2006-A, BY ITS ATTORNEY IN FACT INDYMAC BANK, F.S.B.**

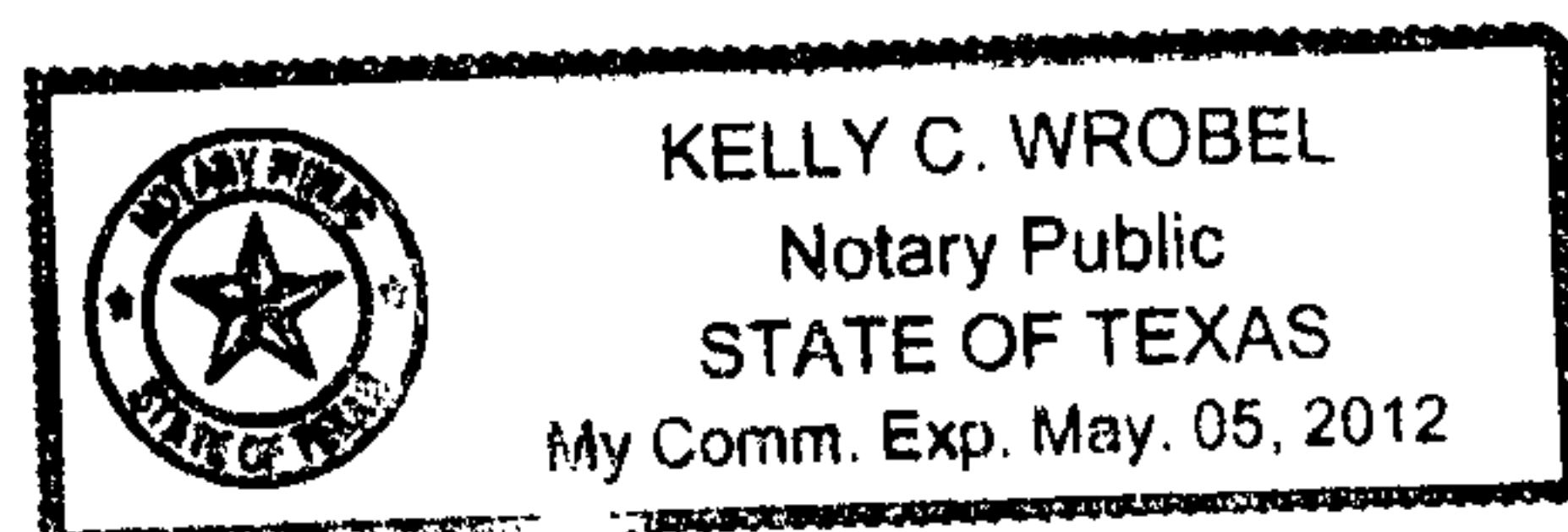
Its   
**Tim Beadnell, AVP**

STATE OF TEXAS

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for the State and County aforesaid, appeared Tim Beadnell (name), known to me of satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him to be the AVP (title) of **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT SERIES ITF INABS 2006-A, BY ITS ATTORNEY IN FACT INDYMAC BANK, F.S.B.**, the within named bargainor and that he as such AVP (title), being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 12th day of June 2008.



  
Notarial Public

My Commission expires: \_\_\_\_\_

Return to: **RESOURCE TITLE AGENCY OF TN, LLC**  
**3931-B GALLATIN PIKE**  
**NASHVILLE, TN 37216**

Power of Attorney of record in Instrument # \_\_\_\_\_, Probate Office of Shelby County, AL





20080708000276180 3/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
07/08/2008 12:51:42PM FILED/CERT

**EXHIBIT "A"**

**Lot 1219, according to the Survey of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, (erroneously referred to as Map Book "28" in prior deed of record) in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase I, recorded as Instrument No. 2000-20771, in the Probate Office of Shelby County, Alabama.**

**Being the same property conveyed to Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement Series ITF INABS 2006-A by Foreclosure Deed from Michael Corvin, Auctioneer and Attorney-in-Fact, dated September 11, 2007 and recorded on September 28, 2007 in Instrument No. 20070928000456210, Probate Office for Shelby County, Alabama.**