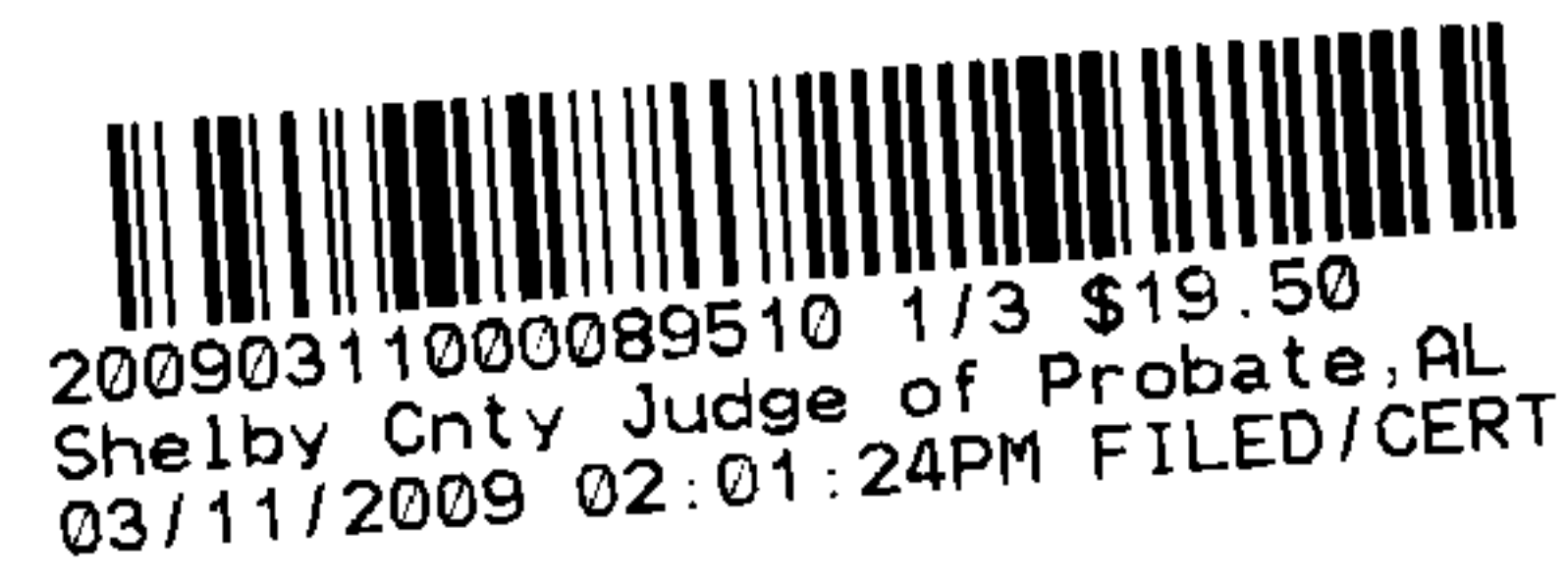


085052 AL



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# 773-549-1000  
*BOIKO OSIMANI*  
(and after recording return to):  
Resource Title Agency of Tennessee

**RESOURCE TITLE AGENCY OF TN, LLC**  
**3931-B GALLATIN PIKE**  
**NASHVILLE, TN 37216**                      **SPECIAL WARRANTY DEED**

Source: #20080718000290920

ADDRESS NEW OWNER(S) AS FOLLOWS: <b>DAVID VARNER</b> (name)	SEND TAX BILL TO: <b>DAVID VARNER</b> (name)	MAP-PARCEL NUMBERS: <b>23-7-25-3-005-001.000</b>
<b>100 MORNING MIST TRAIL</b> (address)	<i>SAME</i> (address)	
<b>ALABASTER AL 35007</b> (city) (state) (ZIP)	(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 OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 UNDER THE POOLING AND SERVICING AGREEMENT DATED FEBRUARY 1, 2006**, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO **DAVID VARNER**, AND HIS 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: *\* A MARRIED MAN*  
**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 ☐ property, known as: **100 MORNING MIST TRAIL, ALABASTER, ALABAMA 35007**  
Improved

TO HAVE AND THE HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **DAVID VARNER**, and his assigns, forever.

Said **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 UNDER THE POOLING AND SERVICING AGREEMENT DATED FEBRUARY 1, 2006**, 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.

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$ 150,000.00  
Consideration of Deed being paid by Mortgage \$2,727.00



IN WITNESS WHEREOF, the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 UNDER THE POOLING AND SERVICING AGREEMENT DATED FEBRUARY 1, 2006, BY INDYMAC FEDERAL BANK, FSB AS SUCCESSOR TO INDYMAC BANK, FSB IT'S ATTORNEY IN FACT, has executed this deed 12 day of January 2009.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 UNDER THE POOLING AND SERVICING AGREEMENT DATED FEBRUARY 1, 2006, BY INDYMAC FEDERAL BANK, FSB AS SUCCESSOR TO INDYMAC BANK, FSB IT'S ATTORNEY IN FACT



Tim Beadnell  
Vice President  
HLS-REO

STATE OF Texas

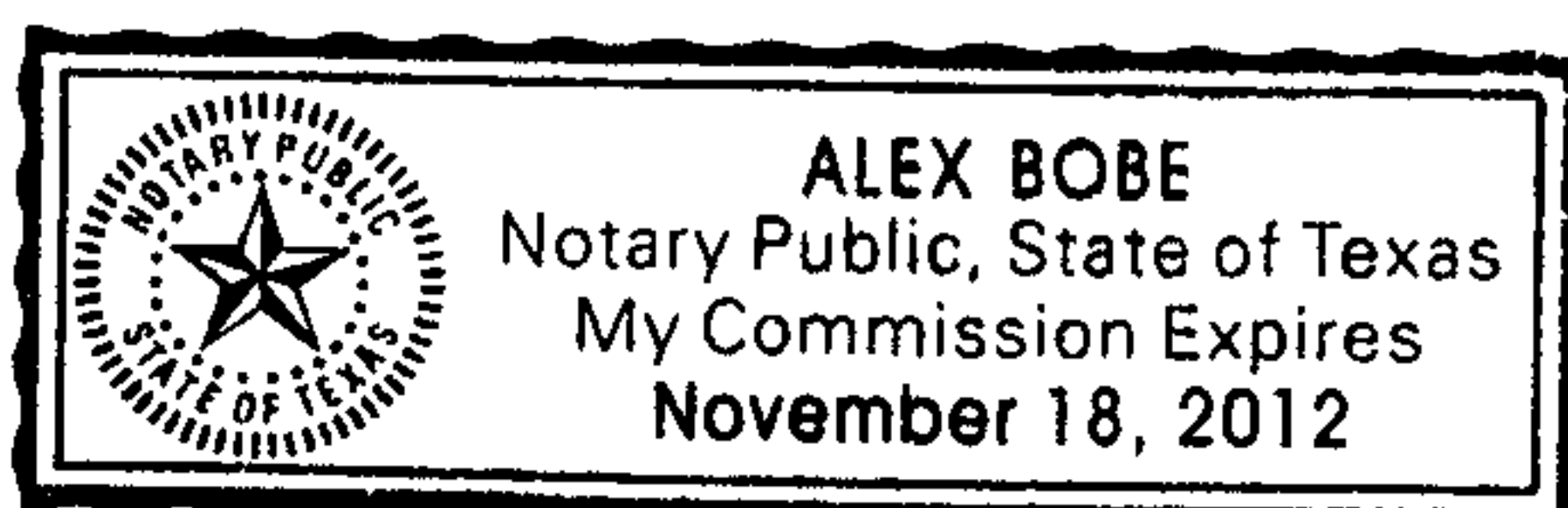
COUNTY OF Williamson

I, Alex Bobé, a Notary Public in and for said County, in said State hereby certify that Tim Beadnell (name) whose name as a V.P. (title) of INDYMAC FEDERAL BANK, FSB AS SUCCESSOR TO INDYMAC BANK, FSB IT'S ATTORNEY IN FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 UNDER THE POOLING AND SERVICING AGREEMENT DATED FEBRUARY 1, 2006, a corporation, is signed to the foregoing Special Warranty Deed and who is known to me, acknowledged before me on this day, that being informed of the contents of said Special Warranty Deed, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3 UNDER THE POOLING AND SERVICING AGREEMENT DATED FEBRUARY 1, 2006, as aforesaid.

Given under my hand this the 12 day of January, 2009.

  
Notarial Public

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



POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH IN # 20090311000089500

**EXHIBIT "A"**

**Lot 501 according to the final Plat of Stage Coach Trace, Sector 5, as recorded in Map Book 33, Page 26, in the Probate Office of Shelby County, Alabama.**

**Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of the Indymac INDX Mortgage Loan Trust 2006-AR3 Mortgage Pass-Through Certificates, Series 2006-AR3 under the Pooling and Servicing Agreement dated February 1, 2006 by Foreclosure deed from Michael Corvin, Auctioneer and Attorney-in-Fact dated July 8, 2008 and recorded on July 18, 2008 in Instrument No. 20080718000290920, Probate Office for Shelby County, Alabama**