



20090423000150280 1/2 \$35.50
Shelby Cnty Judge of Probate, AL
04/23/2009 02:09:32PM FILED/CERT

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

Send Tax Notice to:
Judy DeShazo
206 Butler Street
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred six thousand five hundred and 00/100 Dollars (\$106,500.00) to the undersigned, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, a corporation, by Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., 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 Judy DeShazo, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of SW 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West; thence South 88 degrees 30 minutes West 32 feet to point on the West line of Collins Street; thence turn an angle of 89 degrees 30 minutes to the right and run 30 feet to the point of beginning; thence continue North along said West line of Collins Street 179 feet; thence turn an angle of 89 degrees 30 minutes left and run 322 feet to pipe at NE corner of J. M. Butler's lot; thence turn an angle of 90 degrees 30 minutes left along said Butler's East line 179 feet; thence turn an angle of 89 degrees 30 minutes left and run 322 feet to point of beginning. Less and except the following:
Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the South section line 354.0 feet thence turn right 89 degrees 30 minutes a distance of 20.0 feet to the North side of Butler Street and the point of beginning; thence continue last course a distance of 190.0 feet; thence turn right 170 degrees 02 minutes 43 seconds a distance of 193.20 feet to the North side of Butler Street; thence turn right 100 degrees 27 minutes 17 seconds a distance of 33.40 feet along Butler Street to the point of beginning. All 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 as recorded in Real 234, Page 550.
4. 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. 20081114000440320, in the Probate Office of Shelby County, Alabama.

\$ 85,200.00 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 _____ day of March, 2009.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4
By Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact

By: [Signature]

Its Ami Curtis
VP Loan Documentation

STATE OF Maryland
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ami Curtis, whose name as VP Loan Documentation of Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 10th day of March, 2009.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

JEAN TOMS
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
My Commission Expires May 11, 2010

2008-004611

Shelby County, AL 04/23/2009
State of Alabama

Deed Tax: \$21.50