

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

Send Tax Notice to:
Kevin Robert Schultz
Leah Bradford Schultz
117 Chestnut Forest Circle
Helena, AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred forty-nine thousand nine hundred and 00/100 Dollars (\$249,900.00) to the undersigned, Deutsche Bank Trust Company America as Trustee, for 2004QA2RALI, a corporation, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kevin Robert Schultz, and Leah Bradford Schultz, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12-A, according to a re-survey of Lots 12, 13 and 14 of Chestnut Forest, as recorded in Map Book 28, Page 78, in the Probate Office of 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 Grantees herein assume and agree to pay.
3. Restrictions appearing of record in Instrument Number 1997-17943; Instrument Number 1999-7877 and Instrument Number 2001-29869.
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. 20090227000070370, in the Probate Office of Shelby County, Alabama.

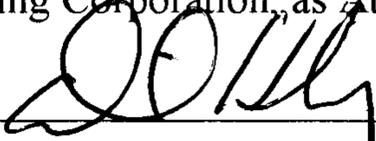
\$ 170,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of July, 2009.

Deutsche Bank Trust Company America as Trustee, for
2004QA2RALI
By Residential Funding Company, LLC f/k/a Residential
Funding Corporation, as Attorney in Fact

By: 

Its Processing Management Jr Officer

DAVID HOVLEY

STATE OF CALIFORNIA

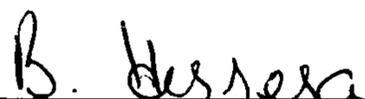
COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID HOVLEY**, whose name as Processing Management Jr Officer of

Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for Deutsche Bank Trust Company America as Trustee, for 2004QA2RALI, 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 23rd day of July, 2009.

Deed Tax : \$79.00



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-000649

