

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

*RONALD OSIMANI*

(and after recording return to):  
**RESOURCE TITLE AGENCY, INC.**  
Resource Title Agency of Tennessee  
2630 Elm Hill Pike, Suite 350  
Nashville TN 37214



20091102000408300 1/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
11/02/2009 12:47:47 PM FILED/CERT

Shelby County, AL 11/02/2009

State of Alabama

Deed Tax : \$30.00

SPECIAL WARRANTY DEED

Source: Instrument# 2008102000041500

ADDRESS NEW OWNER(S) AS FOLLOWS: <b>VANDIVER STEEL FAB</b>  (name)	SEND TAX BILL TO: <b>VANDIVER STEEL FAB</b>  (name)	MAP-PARCEL NUMBER: <b>04-1-11-0-001-059.000</b>
<b>53233 HIGHWAY 25</b>  (address)	<i>P.O. Box 128</i>  (address)	
<b>VANDIVER, AL 35176</b> (city) (state) (ZIP)	<i>VANDIVER, AL 35176</i> (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 HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES SPMD 2004-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2004-C UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2004** SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO THE GRANTEE **VANDIVER STEEL FAB**, AND ITS 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:

**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: **53233 HIGHWAY 25, VANDIVER, ALABAMA 35176**

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

Said **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES SPMD 2004-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2004-C UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2004**, 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.

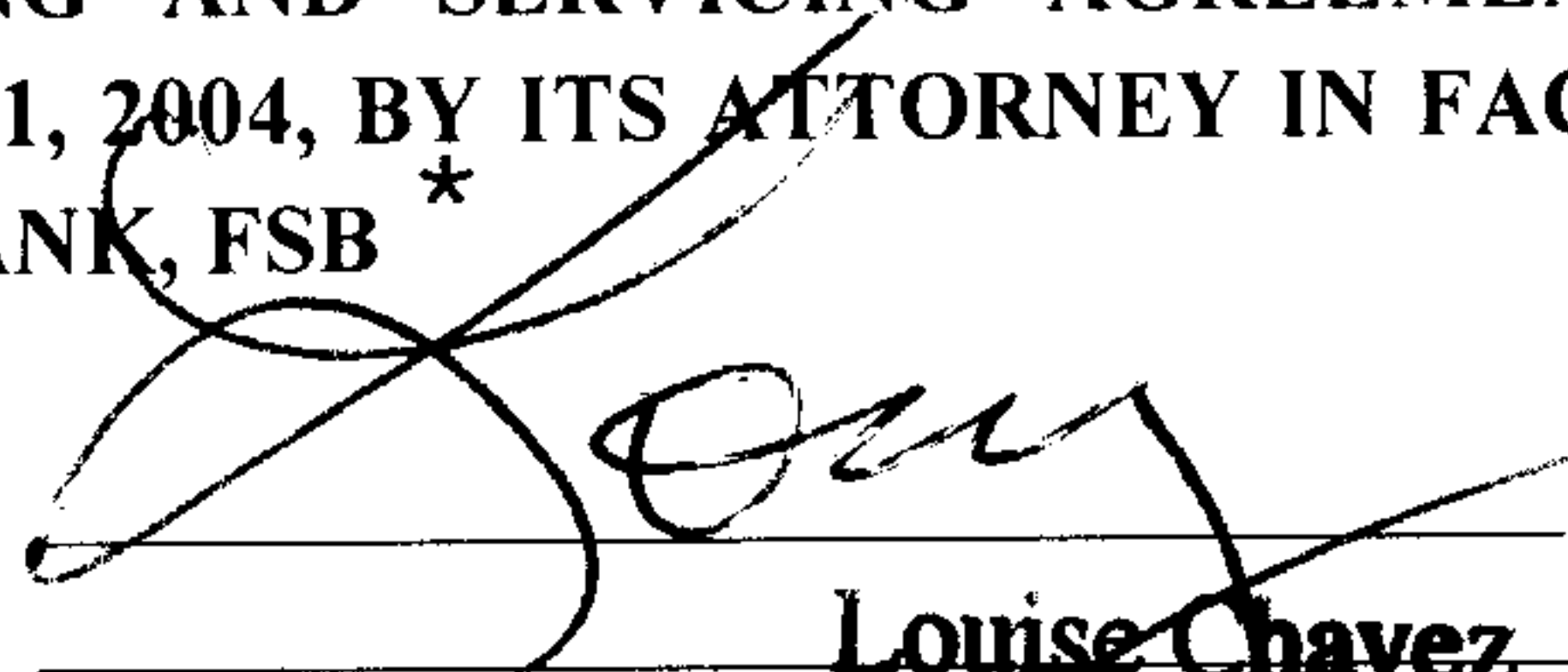
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$ 30,000.00

IN WITNESS WHEREOF, the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES SPMD 2004-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2004-C UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2004, BY ITS ATTORNEY IN FACT ONEWEST BANK, FSB, has executed this deed this \_\_\_\_\_ day of \_\_\_\_\_ 2009. **OCT 09 2009**

\*Power of Attorney being recorded herewith in:

# \_\_\_\_\_

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE OF THE HOME EQUITY  
MORTGAGE LOAN ASSET-BACKED TRUST  
SERIES SPMD 2004-C, HOME EQUITY  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES SPMD 2004-C UNDER  
THE POOLING AND SERVICING AGREEMENT  
DATED DEC. 1, 2004, BY ITS ATTORNEY IN FACT  
ONEWEST BANK, FSB \*

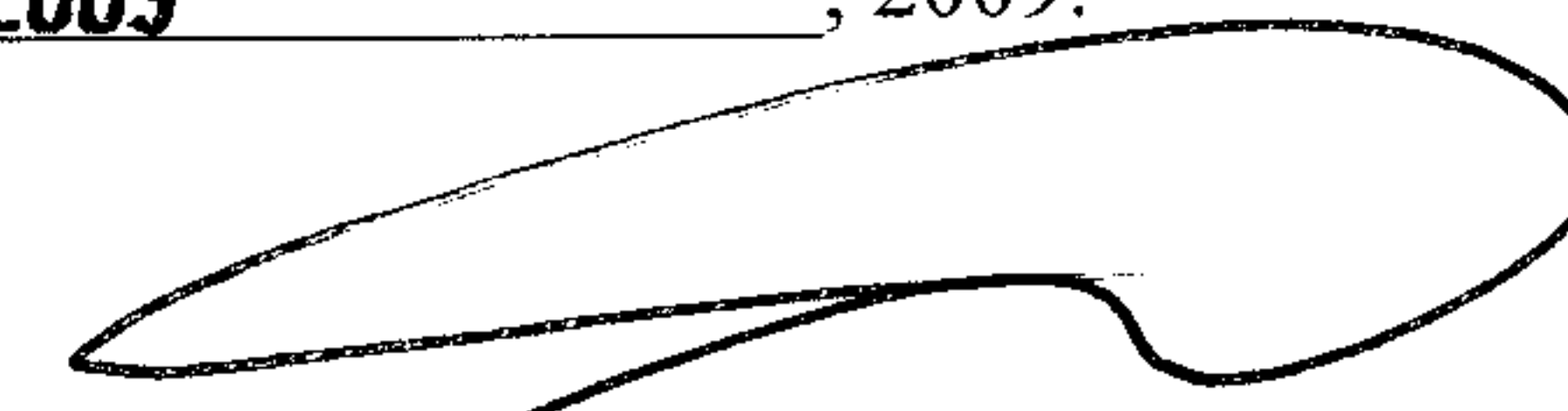
  
\_\_\_\_\_  
Louise Chavez  
AYP

STATE OF Texas

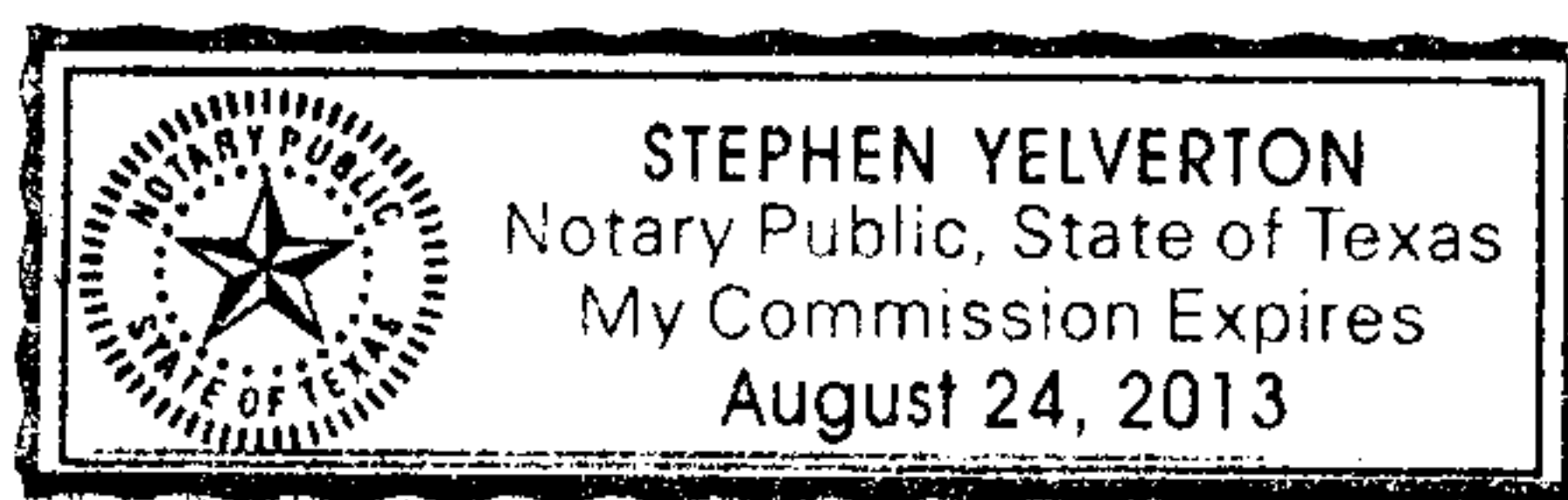
COUNTY OF TARRANT

I, Stephen Yelverton, a Notary Public in and for said County, in said State hereby certify that Louise Chavez whose name as AYP of ONEWEST  
\* BANK, FSB AS ATTORNEY IN FACT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES SPMD 2004-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2004-C UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2004, 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 HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES SPMD 2004-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2004-C UNDER THE POOLING AND SERVICING AGREEMENT DATED DEC. 1, 2004 as aforesaid.

Given under my hand this the \_\_\_\_\_ day of **OCT 09 2009**, 2009.


  
\_\_\_\_\_  
Notarial Public

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





Escrow File No.: 085487AL

  
20091102000408300 3/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"**

**A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:**

**Beginning at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, run northerly along and with the West section line 184.81 feet to a 1/2 open pipe corner found; thence turn 1 degree 33 minutes 04 seconds left and continue northerly along with said West section line 46.83 feet to a bumper jack corner found; thence turn a left interior angle of 93 degrees 17 minutes 10 seconds and run easterly 341.59 feet to an iron pin corner set, thence turn a left interior angle of 90 degrees 00 minutes 00 seconds and run southerly 60.00 feet to an iron pin corner set; thence turn a left interior angle of 270 degrees 00 minutes 00 seconds and run easterly 286.49 feet to an iron pin corner set on the westerly right of way line of Alabama Highway No. 25, said right of way lying 40 feet distant from highway centerline; thence turn a left interior angle of 100 degrees 07 minutes 28 seconds to the tangent of a curve to the right (concave westerly, having a centerline degree of curve of 12 degrees 00 minutes), said curve have a right of way radius of 437.46 feet and a central angle of 16 degrees 18 minutes 34 seconds and run southerly along and with said westerly right of way line for an arc distance of 124.65 feet to a concrete monument found at Highway P.C. Station 127+71.4, and the end of said curve; thence turn right 2 degrees 25 minutes 12 seconds from tangent and run southwesterly 77.82 feet to a 2 inch open iron pipe corner found; thence turn a left interior angle of 103 degrees 58 minutes 41 seconds leaving said highway and run westerly along with an existing wire fence 611.93 feet to the point of beginning, making a closing left interior angle of 87 degrees 43 minutes.**

**Said property being further conveyed to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series SPMD 2004-C, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2004-C under the Pooling and Servicing agreement dated Dec. 1, 2004 by Foreclosure Deed from Michael Corvin, dated September 30, 2008 and recorded on October 20, 2008 in Instrument No. 20081020000411500, said Probate Office.**