

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

Send Tax Notice to:

Terri F. McDanal

R. Scott McDanal

251 Country Hills Rd
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty thousand and 00/100 Dollars (\$40,000.00) to the undersigned, Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, a corporation, (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 Terri F. McDanal, and R. Scott McDanal, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

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. Subject to rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
4. Subject to right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 278, Page 477 and Deed Book 287, page 506.
5. Subject to right of way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 280, Page 752.
6. Subject to easements, restrictions, covenants, conditions, assessments and agreements contained in Declaration as recorded in Misc. Volume 6, Page 804.
7. Subject to By-Laws of Chandalar South Townhouse Association, Inc. as recorded in Misc. Volume 6, Page 860, amended in Misc. Book 21, Page 164 and further amended in Real Volume 323, Page 72 and in Incorporation Book 43, Page 135.
8. Subject to Articles of Incorporation of Chandalar South Townhouse Association, Inc. in Incorporation Book 11, Page 665A.
9. 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. 20100324000085330, in the Probate Office of Shelby County, Alabama.



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 22 day of July, 2010.

Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009

By

Its Charlotte Elliott PMASO

STATE OF TEXAS

Deed Tax : \$40.00

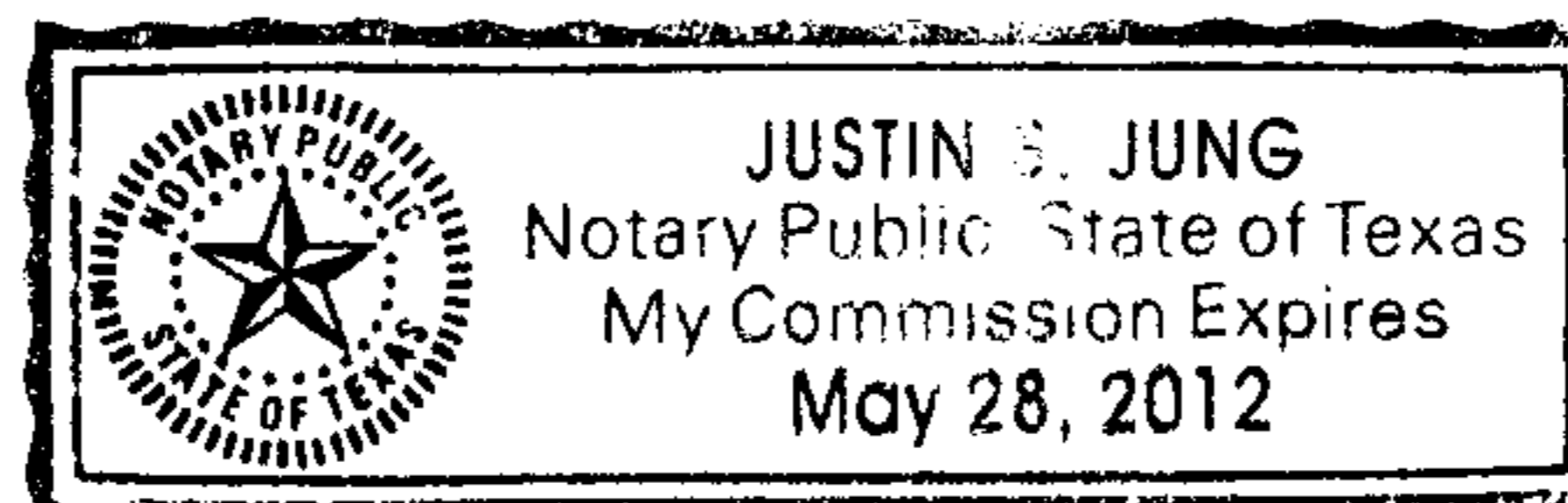
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as PMASO of Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, 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.

Given under my hand and official seal, this the 22 day of July, 2010.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2010-001269





20100804000249390 3/3 \$58.00
Shelby Cnty Judge of Probate, AL
08/04/2010 02:01:33 PM FILED/CERT

Exhibit "A" to Special Warranty Deed for 2010-001269

Unit "C", Lot 4 of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of said Lot 4; thence run in a Northeasterly direction along the Southeast line of said Lot 4 a distance of 76.24 feet; thence 90 degrees left in a Northwesterly direction a distance of 10.52 feet to the Point of Beginning, said point being further identified as being the point of intersection of the center line of the wood fence enclosing the backs of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "C" and "D"; thence continue in a Northwesterly direction along the center line of fence, party wall and fence common to Units "C" and "D", a distance of 67.82 feet to the intersection with the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the center line of said fence a distance of 18.80 feet to a point of intersection with the wood fence common to Units "B" and "C"; thence right in a Southeasterly direction along the center line of fence, party wall and fence common to said Units "B" and "C" a distance of 67.72 feet to the intersection with the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southwesterly direction along the center line of said fence a distance of 5.80 feet to the intersection with the Northeast wall of attached storage compartment; thence left in a Southeasterly direction along said wall a distance of 4.20 feet to an intersection with the Southeast wall of said storage compartment; thence right in a Southwesterly direction along said wall a distance of 6.70 feet to intersection with the Southwest wall of said storage compartment; thence right in a Northwesterly direction along said wall a distance of 4.20 feet to intersection with the center line of wood fence enclosing the backs of Units "A", "B", "C", and "D"; thence left in a Southwesterly direction along said center line a distance of 6.70 feet to the Point of Beginning.