



20101112000379280 1/2 \$117.50
Shelby Cnty Judge of Probate, AL
11/12/2010 11:59:23 AM FILED/CERT

This Instrument Prepared By:

Paul Kemp

Morris|Hardwick|Schneider, LLC

2718 20th Street South, Suite 210

Birmingham, AL 35209

BRR-101100293S

Send Property Tax Notice to:

313 Bedford Circle

Calera, AL 35040

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Two Thousand One Hundred One and 00/100 Dollars (\$102,101.00) cash in hand paid to

Deutsche Bank National Trust Company, as Trustee of the Indymac INDX Mortgage Loan Trust 2006-AR35, Mortgage Pass-through Certificates, Series 2006-AR35 under the Pooling and Servicing Agreement dated November 1, 2006

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Tracy Lynn Sanders and David W. Sanders
as Joints Tenants With Rights of Survivorship**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 723, according to the Survey of Savannah Pointe Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

Property Address: 313 Bedford Circle, Calera, AL 35040

Parcel ID Number: 22-9-31-2-005-023.000

Source of Title: Instrument #20100615000189950

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20100615000189950.

0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed



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IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee of the Indymac INDX Mortgage Loan Trust 2006-AR35, Mortgage Pass-through Certificates, Series 2006-AR35 under the Pooling and Servicing Agreement dated November 1, 2006, has caused these present to be executed in its name and on its behalf as aforesaid, on this 8 day of Nov, 2010.

Deutsche Bank National Trust Company, as
Trustee of the Indymac INDX Mortgage Loan
Trust 2006-AR35, Mortgage Pass-through
Certificates, Series 2006-AR35 under the Pooling
and Servicing Agreement dated November 1, 2006

BY:

President

Louise Chave

ATTEST:

AVP

State of Alabama
Deed Tax : \$102.50

Secretary

State of TEXAS
County of TRAVIS

I, ~~NOTARY PUBLIC~~ **KARLA AGUILAR**, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Louise Chave whose name as President of Deutsche Bank National Trust Company, as Trustee of the Indymac INDX Mortgage Loan Trust 2006-AR35, Mortgage Pass-through Certificates, Series 2006-AR35 under the Pooling and Servicing Agreement dated November 1, 2006, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this NOV 08 2010 day of NOV 08 2010.



Notary Public

My Commission Expires: _____

[Seal]

Reference:
313 Bedford Circle
Calera, AL, 35040
Servicer Loan #: 3002256778

Property Address: 313 Bedford Circle, Calera, AL 35040