



20110217000056320 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
02/17/2011 01:09:48 PM 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:
George E. Scott IV
Judy M. Scott

*229 Lake Forest Way
Maylene AL 35114*

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-four thousand nine hundred and 00/100 Dollars (\$184,900.00) to the undersigned, Deutsche Bank Trust Company Americas as trustee for RALI 2006-QS7, 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 George E. Scott IV, and Judy M. Scott, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 221, according to the Survey of Lake Forest, Second Sector, as recorded in Map Book 26, Page 142, 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 as set forth in Inst. No. 2000-12080.
4. Right of way granted to Alabama Power Company recorded in Deed Book 239, Page 881; Deed Book 219, page 127; Deed Book 150, Page 89; Deed Book 142, Page 84 and Deed Book 124, Page 474.
5. Easement and right of way granted to the City of Alabaster as recorded in Inst. No. 1996-34796.
6. Right of way granted to Shelby County as recorded in Deed Book 155, Page 437 and Deed Book 216, Page 571.
7. Restrictions as shown on recorded plat.
8. 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. 20100930000322650, in the Probate Office of Shelby County, Alabama.

\$ 175,655.00 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.



Shelby County, AL 02/17/2011
State of Alabama
Deed Tax: \$9.50

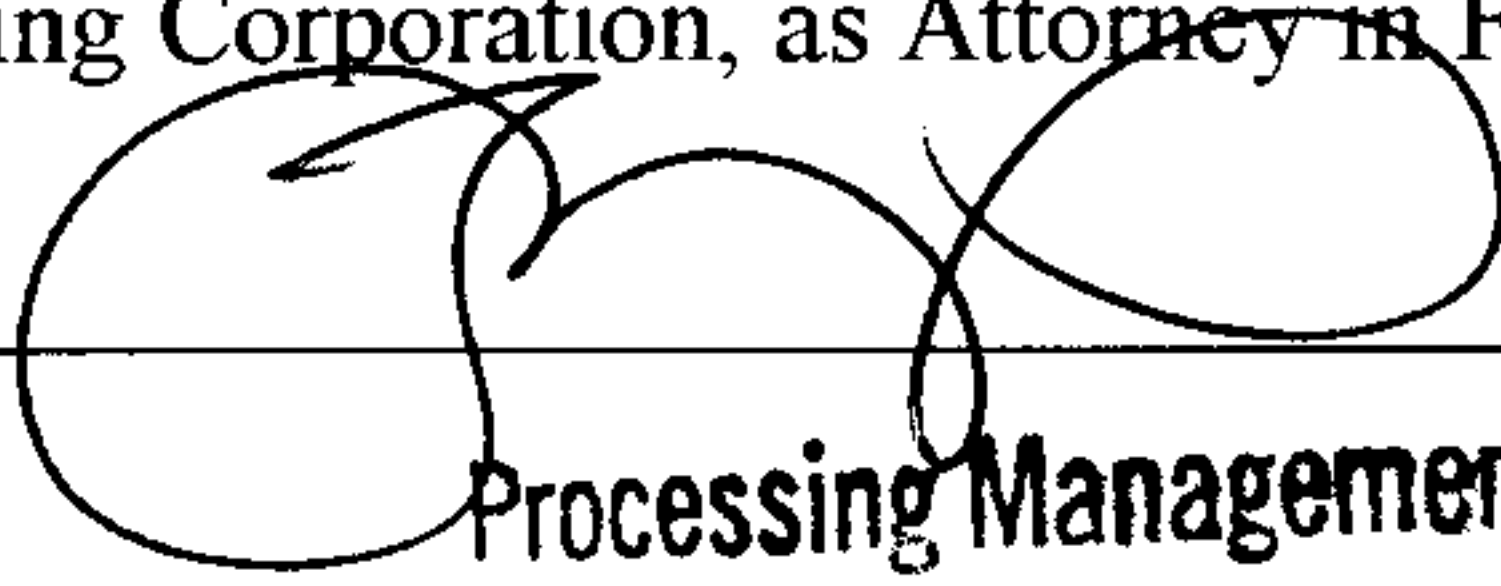
IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of January, 2011.

Deutsche Bank Trust Company Americas as trustee for RALI
2006-QS7

By Residential Funding Company, LLC f/k/a Residential
Funding Corporation, as Attorney in Fact

By:

Its


Processing Management Jr Officer

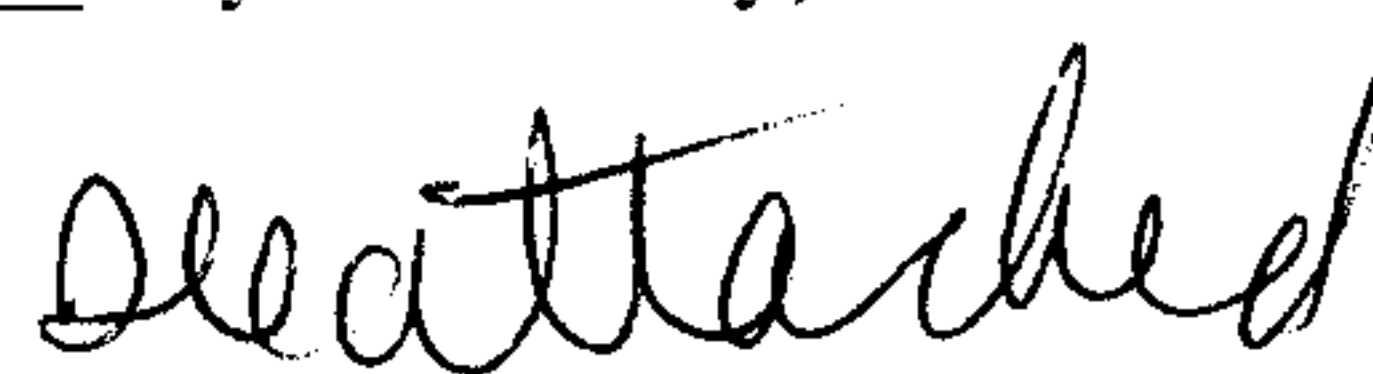
TAMARAH PRADO

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of Residential Funding Company, LLC f/k/a Residential Funding Corporation, as Attorney in Fact for Deutsche Bank Trust Company Americas as trustee for RALI 2006-QS7, 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 _____ day of January, 2011.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-004688

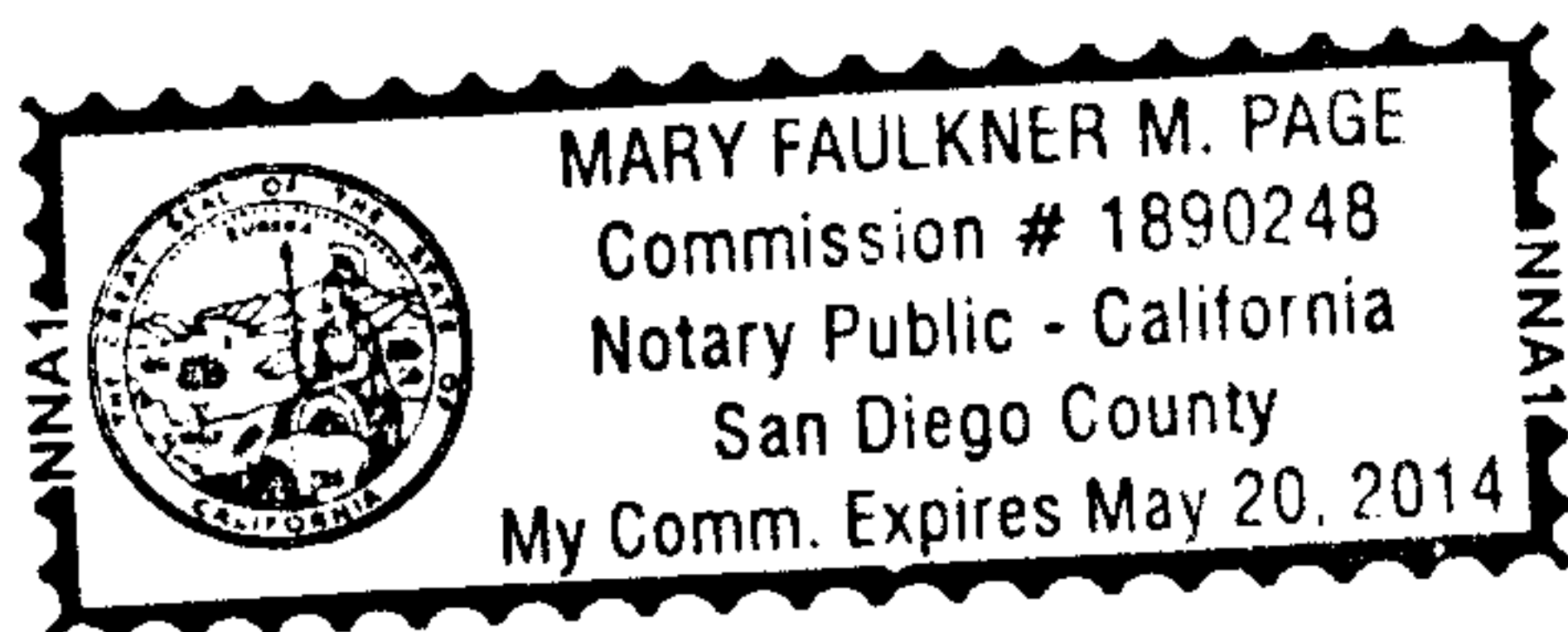
California All-Purpose Acknowledgement

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State of California }
County of San Diego

On January 27, 2011 before me, MARY FAULKNER M. PAGE, a Notary Public

personally appeared _____
TAMARAH PRADO



Notary Public Seal

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public Signature

OPTIONAL

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Thumbprint of Signer 1

- ☐ Individual
☐ Corporate Officer: _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☒ Other: Processing Management Jr Officer
Signer is Representing: _____

Thumbprint of Signer 2

- ☐ Individual
☐ Corporate Officer: _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____