



20110628000187270 1/4 \$61.00
Shelby Cnty Judge of Probate, AL
06/28/2011 08:14:36 AM FILED/CERT

Commitment Number: 157607
Seller's Loan Number: _____

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21-5-16-0-000-009-000

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2005-R2, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for \$40,000.00 (Forty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **R. J. HUGHES**, hereinafter grantee, whose tax mailing address is **300 Manhatten Lakes, Columbiana AL 35051-3931**, the following real property:

**married*

A part of the NW quarter of the Northwest quarter Sector 14, Township 21, Range 1 West, described as follows: Commence at a point on the North line of said Quarter Quarter section where the. Same is intersected by the Northernmost right of way line of the Joinertown Road; run thence in a Southwesterly direction along said Joinertown paved highway a distance of 460 feet to point of beginning of property herein conveyed; thence turn to the left, run in a Northerly direction to a point on the Northern boundary of said Quarter Quarter section which is 430 feet Easterly from the point of commencement herein; thence turn to the right and run Easterly along the Northern boundary at said Quarter Quarter section to the Northeastern corner of the grantor's property which Point is located 330 feet more or less, West of the Northeastern corner of said Quarter Quarter section; thence turn to the right and run Southerly parallel with the eastern boundary of said Quarter Quarter section to a point where the same is intersected by the Northern boundary of the Joinertown paved round; thence turn to the right and run Northwesterly to the point of beginning of the property herein conveyed.

Property Address is: 3244 JOINER TOWN RD COLUMBIANA AL 35051-4003



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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 20110324000090370

POA recorded 5-10-11 Instrument 20110510000139850

20110628000187270 3/4 \$61.00
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Executed by the undersigned on 5-20, 2011:

Elizabeth Mills-Taylor

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST
FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE
SECURITIES INC. ASSET BACKED PASS THROUGH CERTIFICATES
SERIES 2005-R2, by American Home Mortgage Servicing as Attorney In Fact**

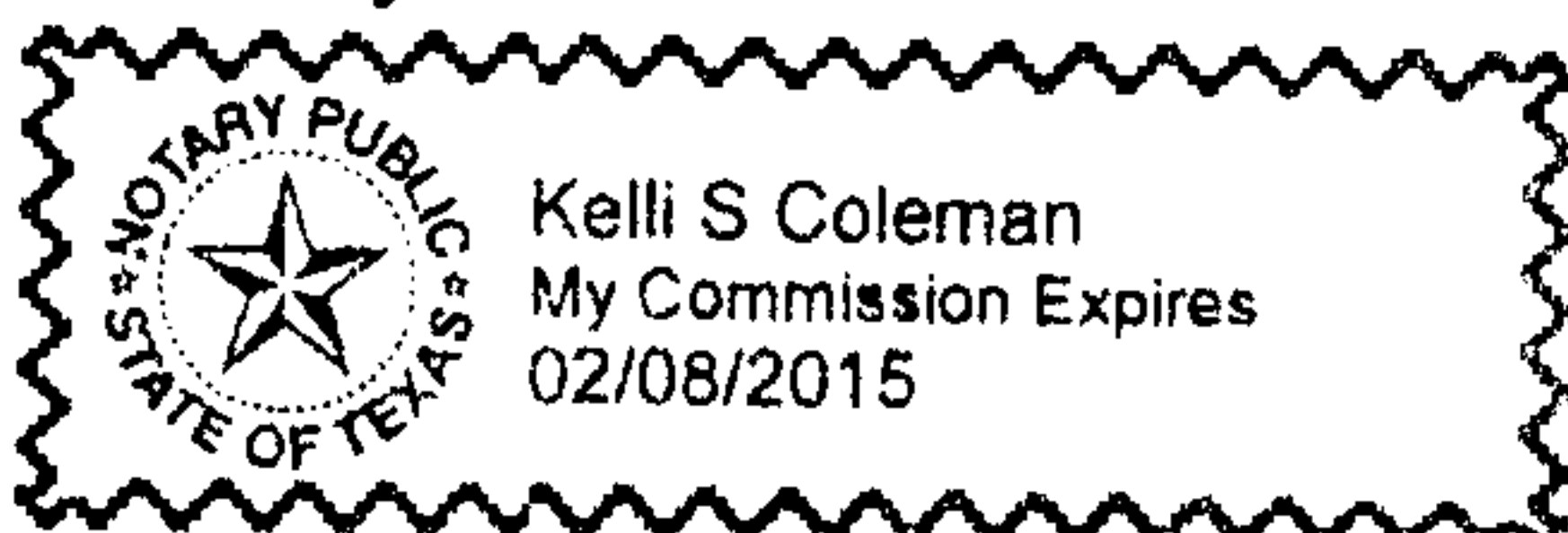
By: Elizabeth Mills-Taylor
Assistant Secretary

Its: _____

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Elizabeth Mills-Taylor its Assistant Secretary, on behalf of **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF AMERIQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2005-R2, by American Home Mortgage Servicing as Attorney In Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his capacity as Assistant Secretary and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of May, 2011



Kelli S Coleman
Notary Public

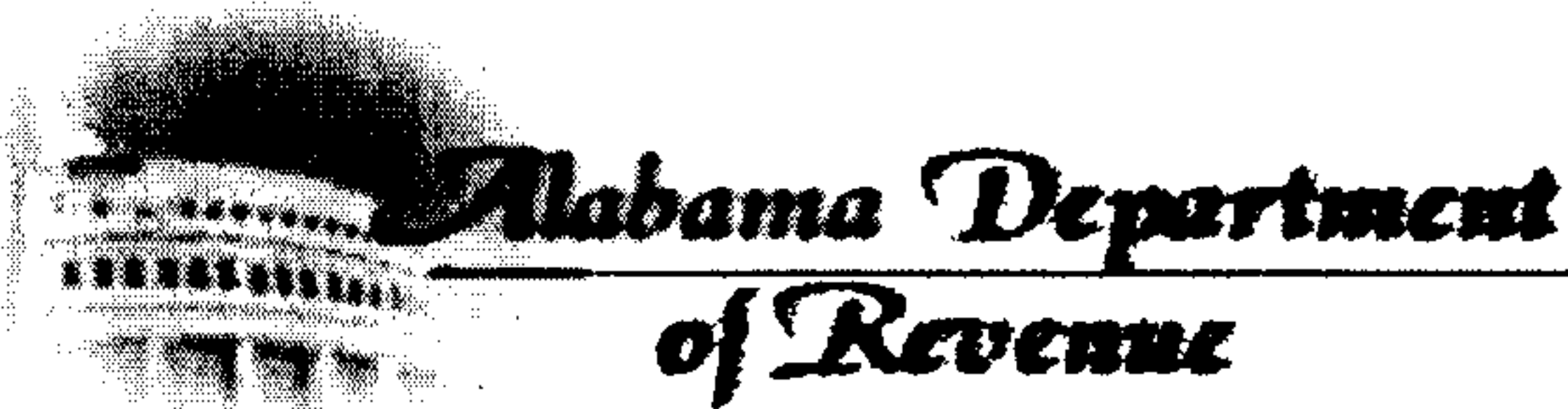
This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,
Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

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Form NR-AF3

09/10



50 North Ripley Street
Montgomery, Alabama 36132
For information Call 334-242-1170

SELLER'S CERTIFICATE OF EXEMPTION

Seller's Name	Seller's Identification Number (SSN or FEIN)		
Deutsche Bank National Trust	[REDACTED]		
Company	Spouse's Identification Number (if jointly owned)		
4600 Regent Blvd	Irving	TX	75063
Street Address	City	State	Zip

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, *Code of Alabama 1975*. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- ☐ The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- ☐ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- ☐ The seller or buyer is a subdivision, agency or authority of the United States of America or the State of Alabama.
- ☐ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- ☐ The seller or buyer is a private mortgage insurance company.
- ☐ The purchase price of the property is less than \$300,000.00.
- ☐ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.
- ☐ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- ☐ The seller is an insurance company which pays to Alabama a tax on its premium income.
- ☐ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- ☐ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- ☐ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is, to the best of my knowledge and belief, true, correct, and complete.

Seller's Signature (and Title, if applicable) Elizabeth Mills-Taylor Date 5-20-11
Assistant Secretary

Sworn to and subscribed before me this
20 day of May, 2011
[Signature] Notary public
My commission expires 2/8/2015

