



20111129000360180 1/2 \$180.50
Shelby Cnty Judge of Probate, AL
11/29/2011 02:24:24 PM FILED/CERT

Shelby County, AL 11/29/2011
State of Alabama
Deed Tax: \$165.50

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
BRR-111100258S

Send Property Tax Notice to:

340 Deer Ridge Lane
Chelsea AL 35043

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 Sixty Five Thousand Five Hundred and 00/100 Dollars (\$165,500.00) cash in hand paid to

Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR13, Mortgage Pass-Through Certificates, Series 2005-AR13 under the Pooling and Servicing Agreement dated June 1, 2005

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

David L. Higgins and Rosemary Higgins, as Joint 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:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Instrument #20110718000207910

The subject property is or ☒ 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 #20110718000207910.

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

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR13, Mortgage Pass-Through Certificates, Series 2005-AR13 under the Pooling and Servicing Agreement dated June 1, 2005, has caused these present to be executed in its name and on its behalf as aforesaid, on this 14 day of November, 2011.

**Deutsche Bank National Trust Company, as
Trustee of the IndyMac INDX Mortgage Loan
Trust 2005-AR13, Mortgage Pass-Through
Certificates, Series 2005-AR13 under the Pooling
and Servicing Agreement dated June 1, 2005**

BY:

President: Louise Chavez AVP/R

ATTEST:

Secretary

Jose Magana

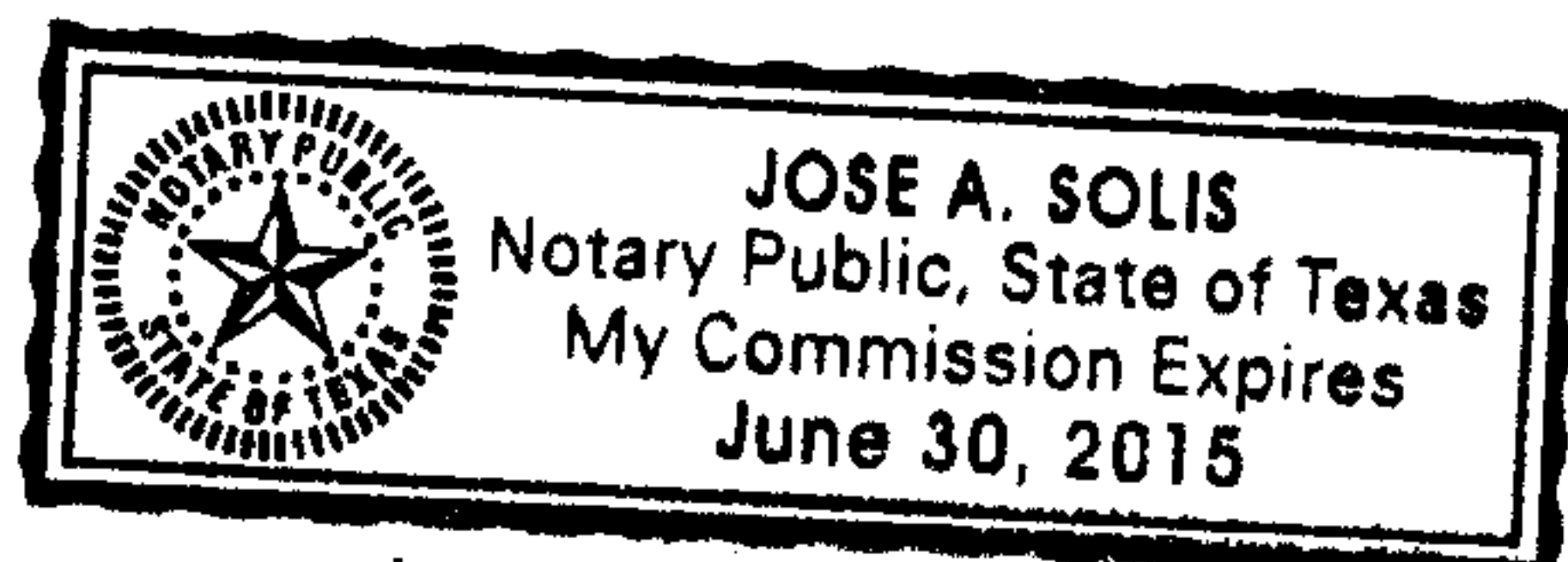
State of TEXAS
County of TRAVIS

I, _____, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Louise Chavez AVP/REO whose name as President of Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR13, Mortgage Pass-Through Certificates, Series 2005-AR13 under the Pooling and Servicing Agreement dated June 1, 2005, 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 14 2011 day of _____.

Property Address: 340 Deer Ridge Lane, Chelsea, AL 35043

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CGLD 03/15/2011 rev.



Notary Public

My Commission Expires

Jose A. Solis

[Seal]



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Exhibit A

Lot 30, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 1, as recorded in Map Book 32, Page 24, in the Probate Office of Shelby County, Alabama.

Property Address: 340 Deer Ridge Lane, Chelsea, AL 35043
Parcel ID Number: 14-61-40-0-000-010.350

Property Address: 340 Deer Ridge Lane, Chelsea, AL 35043

AL_SpecialWarrantyDeed_JT_lpg.rdw
CGLD 03/15/2011 rev.

BRR-111100258S
11/07/11 @ 06:10 PM