

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

Send Tax Notice to:
Andrew D. Franklin
Sara Sanderson
1105 ~~11005~~ Inverness Cove Way
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fifty-three thousand and 00/100 Dollars (\$153,000.00) to the undersigned, Deutsche Bank Trust Company Americas as Trustee RALI 2006-QS18, 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 Andrew D. Franklin, and Sara Sanderson, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 127A, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove-Phase 2-Resurvey #1, as recorded in Map Book 36, Page 110, 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. Easements, restrictions and setback lines as shown on recorded plat.
4. 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 20111101000326530, in the Probate Office of Shelby County, Alabama.


\$ 149,121.00 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 01/06/2012
State of Alabama
Deed Tax: \$4.00




20120106000007710 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/06/2012 02:00:40 PM FILED/CERT

11-0900

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

Deutsche Bank Trust Company Americas as Trustee RALI
2006-QS18

By: 

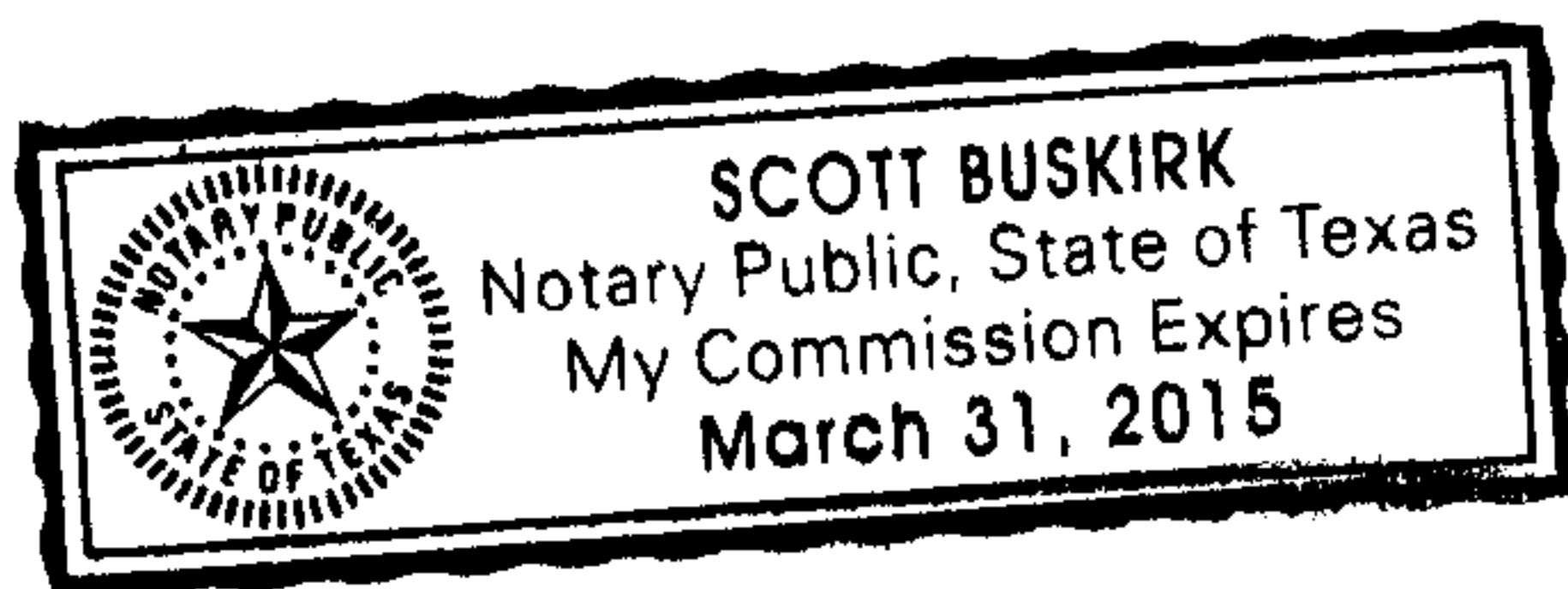
Its Charlotte Elliott

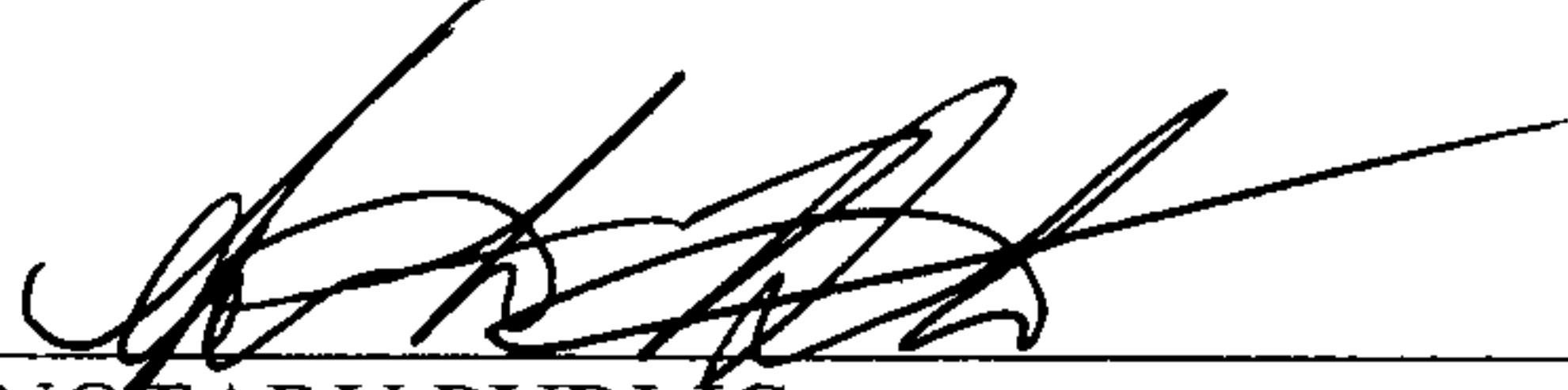
STATE OF TEXAS

COUNTY OF DETON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Charlotte Elliott, whose name as PRASO of Deutsche
Bank Trust Company Americas as Trustee RALI 2006-QS18, 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 14 day of November, 2011.




NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2011-003080


20120106000007710 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/06/2012 02:00:40 PM FILED/CERT