



20120418000133690 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
04/18/2012 02:25:48 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:
Alandris D. Ferguson

1274 Village Trail
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-Five thousand two hundred fifty and 00/100 Dollars (\$85,000.00) to the undersigned, Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS16, a corporation, by Residential Funding Company, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Alandris D. Ferguson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 76, according to the Survey of final plat of Waterford Village Sector 5, Phase 2, as recorded in Map Book 36, Page 47, 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 Grantee herein assume and agree to pay.
3. Right of Way to Alabama Power Company and Southern Bell Telephone and Telegraph Company, as set forth in Real Volume 2300, Page 867.
4. Right of Way to Alabama Power Company as set forth in Volume 2877, Page 403, Volume 4156, Page 394 and Volume 4220, Page 9.
5. 8 Foot Easement on the Northwestern side, as shown on recorded Map.
6. 15 Foot Alley Easement on the Southeasterly side, as shown recorded map.
7. Right of Way to Alabama Power Company, as set forth in Inst. No. 2005-56363 and 2005-56420.
8. Restrictive Covenants, as set forth in Inst. No. 2005-59712.
9. Right of Way to Gulf States Paper Corporation, as recorded in Instrument No. 2006-14603.
10. 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 Inst. No. 20120201000037620, in the Probate Office of Shelby County, Alabama.

\$ 82,845.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 8TH day of ~~February~~, 2012.

MARCH
TK

Deutsche Bank Trust Company Americas as Trustee for
RALI 2006QS16
By Residential Funding Company, LLC, as Attorney in
Fact

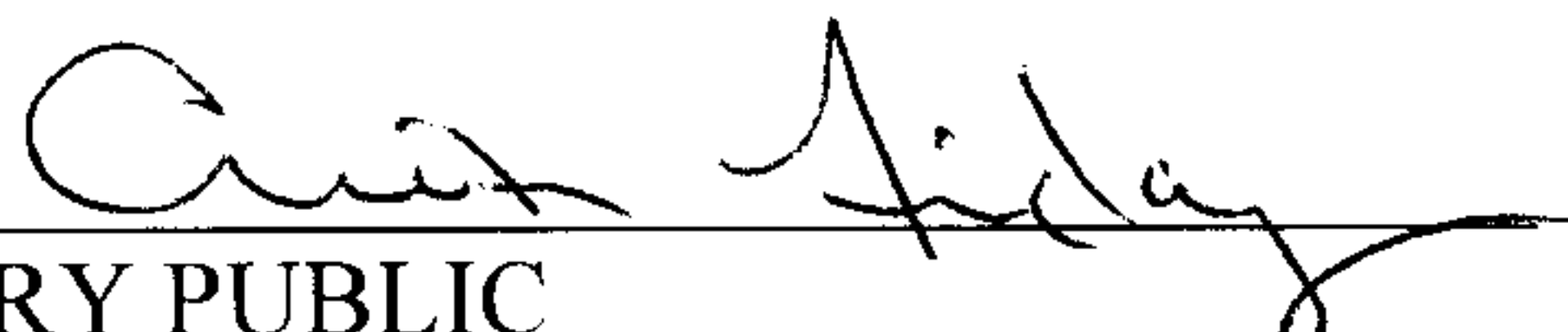
By: 
Teerayut Kaewpradit
Its AUTHORIZED OFFICER

STATE OF TEXAS

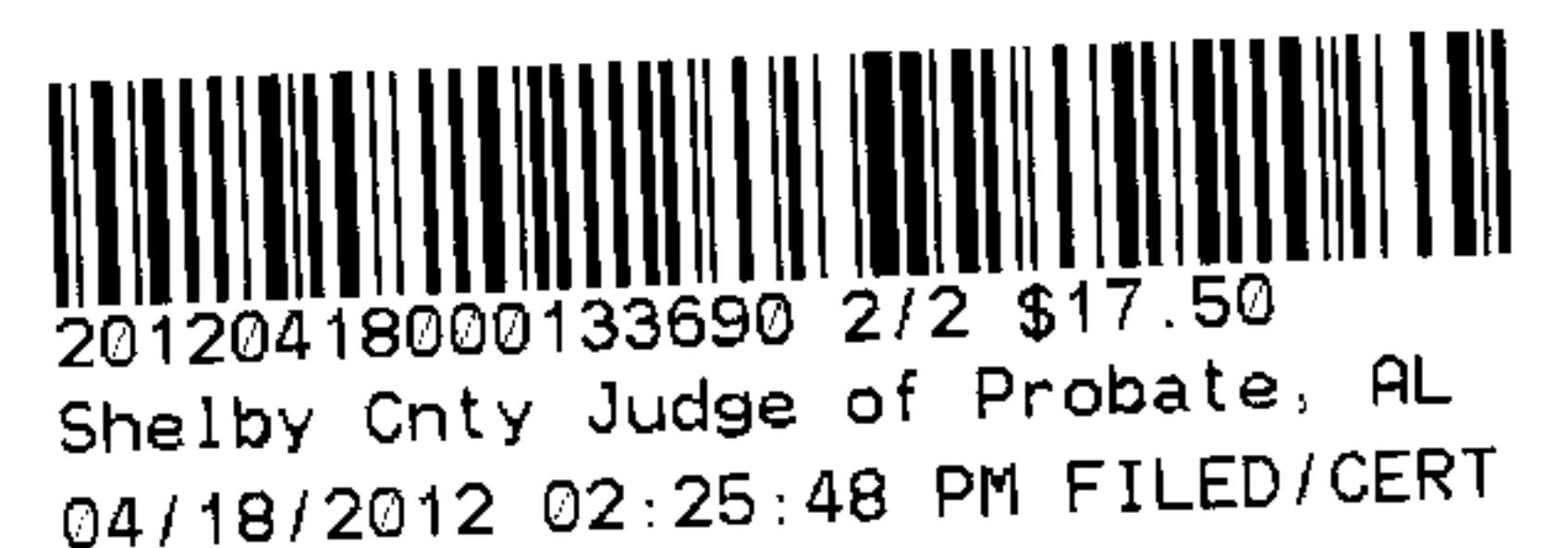
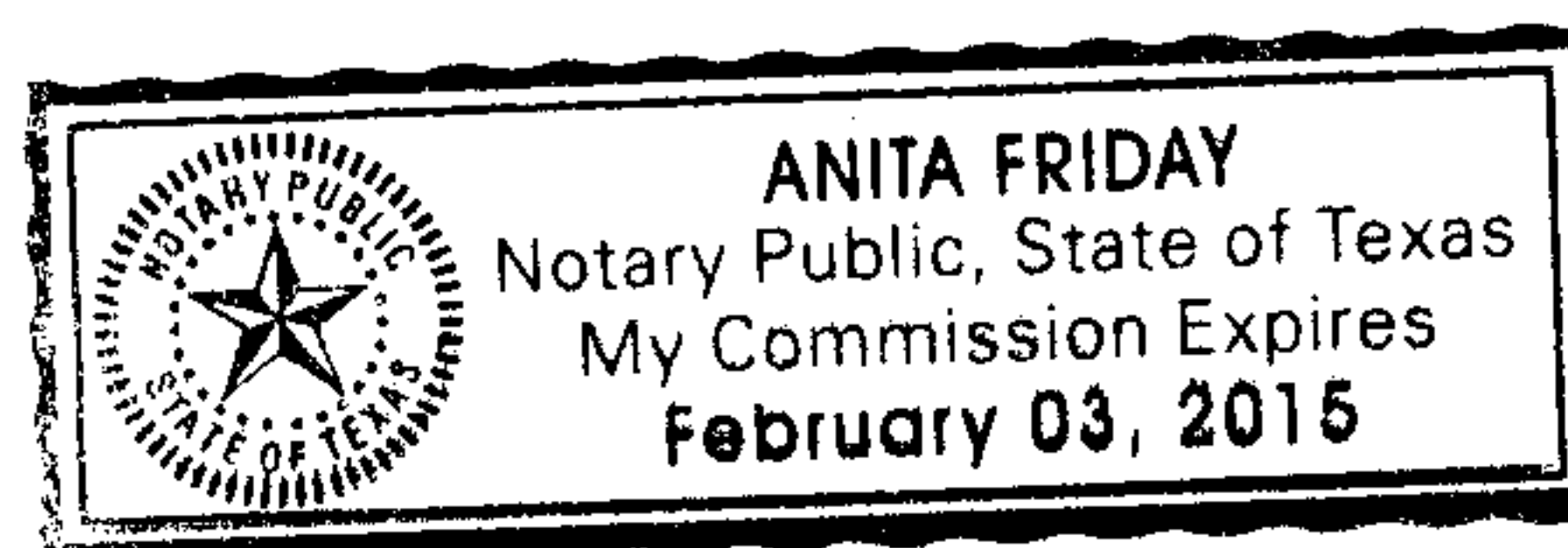
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teerayut Kaewpradit, whose name as Authorized Officer of Residential Funding Company, LLC, as Attorney in Fact for Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS16, 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 8th day of ~~February~~ MARCH, 2012.
AF


NOTARY PUBLIC
My Commission expires: 02-03-2015
AFFIX SEAL

2012-000233



Shelby County, AL 04/18/2012
State of Alabama
Deed Tax: \$2.50