

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

Send Tax Notice to:  
Matthew S. Cornelius

434 18<sup>th</sup> St.  
Calera AL 35040

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty-seven thousand five hundred and 00/100 Dollars (\$57,500.00) to the undersigned, Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS17, 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 Matthew S. Cornelius, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 136, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, 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. Easements, restrictions and setback lines as shown on recorded plat.
4. Restrictive Covenants recorded in Document # 19990312000106041 and amended in Document #1991007000418731.
5. 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 Number 20111130000361940, in the Probate Office of Shelby County, Alabama.

\$46,000.00 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.

Shelby County, AL 04/27/2012  
State of Alabama  
Deed Tax: \$11.50

  
20120427000145330 1/2 \$26.50  
Shelby Cnty Judge of Probate, AL  
04/27/2012 11:45:04 AM FILED/CERT

\*2011-004927\* \*SWD\*



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  
14 day of March, 2012.

Deutsche Bank Trust Company Americas as Trustee for  
RALI 2006QS17  
By Residential Funding Company, LLC, as Attorney in  
Fact

By: [Signature]  
**Eddie Mendez**  
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  
Eddie Mendez, whose name as 910 of  
Residential Funding Company, LLC, as Attorney in Fact for Deutsche Bank Trust Company  
Americas as Trustee for RALI 2006QS17, 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 14th day of March, 2012.

[Signature]

NOTARY PUBLIC

My Commission expires: 1-5-16

AFFIX SEAL

2011-004927

  
20120427000145330 2/2 \$26.50  
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