

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

Send Tax Notice to:  
James M. Wheat

293 Wynlake Drive  
Alabaster, AL 35007

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-three thousand and 00/100 Dollars (\$63,000.00) to the undersigned, Deutsche Bank Trust Company Americas as Trustee RALI 2006-QS15, 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 James M. Wheat, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11 according to the survey of Breckenridge Park, Royal Ridge Sector, as recorded in Map Book 23, Page 96, 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. Easement/right-of-way to Alabama Power Company as recorded in Real 70, Page 253 and Real 14, Page 473.
4. Easement/right-of-way to Alabama Power Company as recorded in Real Book 37, Page 233.
5. Access easement record in Real 24, Page 361 and Real 24, Page 365.
6. Restrictions as shown on recorded plat.
7. 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. 20120201000038100, in the Probate Office of Shelby County, Alabama.

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 25<sup>th</sup> day of April, 2012.

Deutsche Bank Trust Company Americas as Trustee RALI  
2006-QS15

By Residential Funding Company, LLC, as Attorney in  
Fact

By:

Scott Buskirk

Its

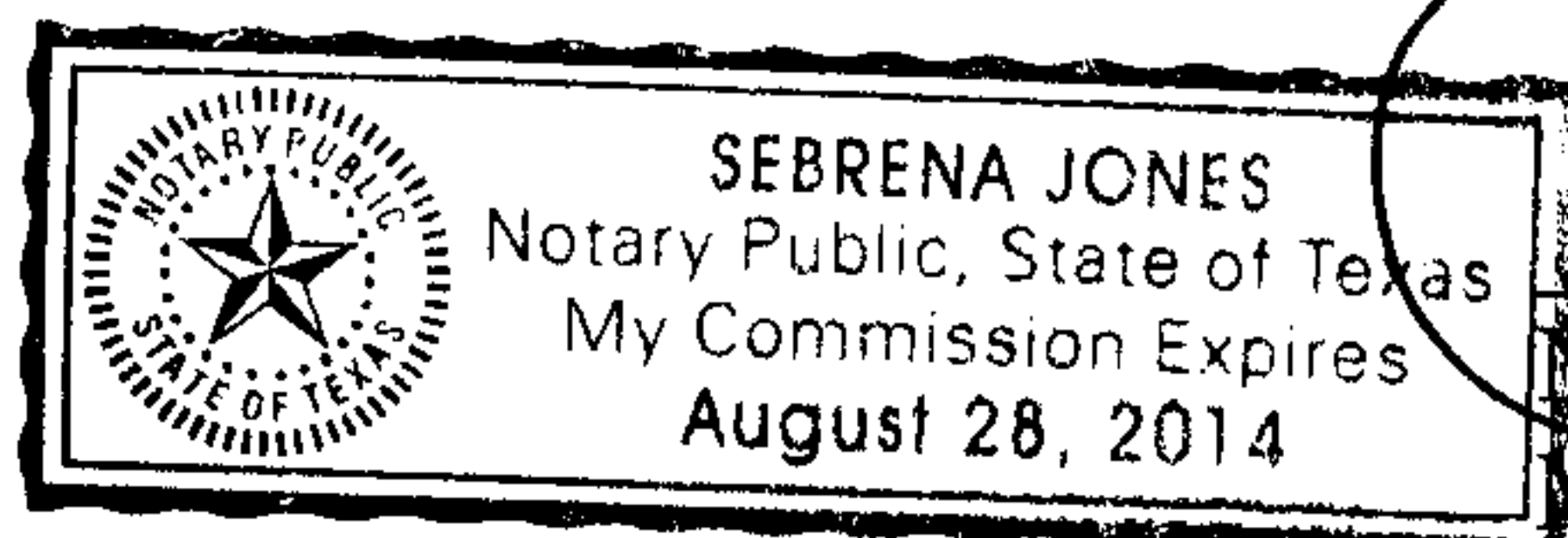
AUTHORIZED OFFICER

STATE OF

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Scott Buskirk, whose name as AO of  
Residential Funding Company, LLC, as Attorney in Fact for Deutsche Bank Trust Company  
Americas as Trustee RALI 2006-QS15, 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 25 day of April, 2012.



NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

Sebreana Jones

2012-000028



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Shelby Cnty Judge of Probate, AL  
05/25/2012 04:11:57 PM FILED/CERT