

20121005000382680 1/3 \$187.50  
Shelby Cnty Judge of Probate, AL  
10/05/2012 12:36:14 PM FILED/CERT

Shelby County, AL 10/05/2012  
State of Alabama  
Deed Tax: \$168.50

**Tax Notice:**

**Michael A. Froelich c/o K&M Consultants, LLC**

**1659 OAK PARK LANE**

**HELENA, AL 35080**

AL-12-59094

Parcel ID Number: 12-6-13-0-000-011.028

**STATUTORY WARRANTY DEED**

7110475436C 7110475436

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

*Record 2nd*  
When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117  
*77805620*

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of One Hundred Sixty-Eight Thousand One Hundred Ninety-Nine and 00/100 Dollars (\$168,199.00) and other good and valuable consideration in hand paid to the undersigned, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6, by its attorney in fact Ocwen Loan Servicing, LLC, attorney in fact organized under the laws of the state of Florida located at 1661 Worthington Road, Suite 100, West Palm Beach FL 33409 (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto K&M Consultants, LLC., (hereinafter "Grantee", whether one or more), whose mailing address is: 1659 OAK PARK LANE, HELENA, AL 35080, the following described real estate situated in Shelby County, State of Alabama, to wit:

**Lot 9, according to the Map of Oak Park, Sector 2, Phase 1, as recorded in Map Book 24, Page 120, in the Probate Office of Shelby County, Alabama.**

**Property Address: 1537 OAK PARK DRIVE, HELENA, AL 35080**

AND BEING the same property conveyed to the Grantor herein by virtue of that certain FORECLOSURE Deed dated 11/21/11 and recorded 11/22/11, in Instrument Number, 20111122000354010 among the aforesaid land records.

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed 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 accepted herein.

WITNESS my hand and seal this 23 day of May, 2012.

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR  
NOVASTAR MORTGAGE FUNDING  
TRUST, SERIES 2006-6, by its attorney in  
fact Saxon Mortgage Services, INC.

By: 

**Diego Gonzalez**  
Vice President

Its: \_\_\_\_\_

Of Saxon Mortgage Services, INC. its Attorney-in-Fact.

STATE OF FLORIDA

COUNTY OF PALM BEACH

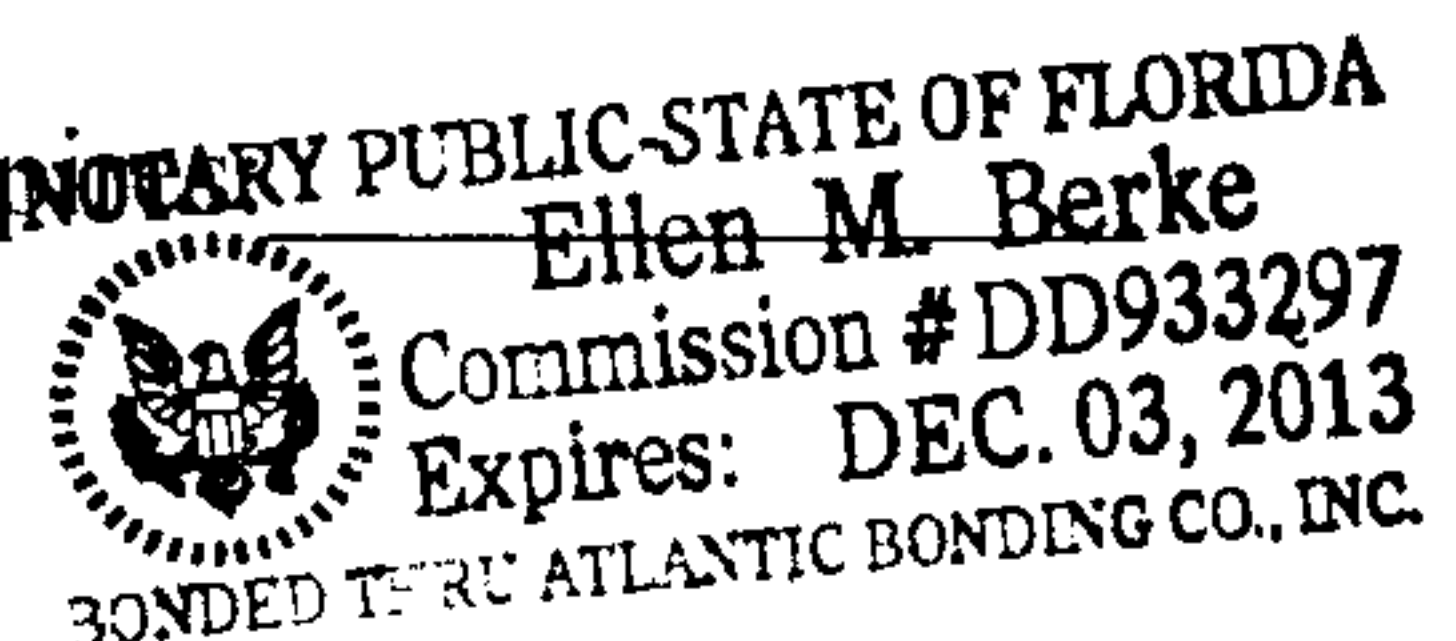
**Limited Liability Company Acknowledgement**

The foregoing instrument was acknowledged and sworn before me this 23 day of May, 2012, by Diego Gonzalez as Vice President of Saxon Mortgage Services, INC., attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 who is personally known to me or who has produced \_\_\_\_\_ as identification.

Given under my hand this 23 day of May, 2012.

  
Notary Public

My Commission Expires \_\_\_\_\_



This instrument prepared by:

Milenri Figueroa  
Deed Coordinator  
Assisted By: Title & Abstract REO, Inc.  
144 South White Horse Pike  
Somerdale, NJ 08083  
(856-566-5118)



+U02778817+

5521 7/3/2012 77805620/2



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Deutsche Bank National Trust C  
Mailing Address 4661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409

Grantee's Name K & M Consultants, LLC.  
Mailing Address 1659 Oak Park Lane  
Helena, AL 35080

Property Address 1537 Oak Park Drive  
Helena, AL 35080

Date of Sale 6/26/2012

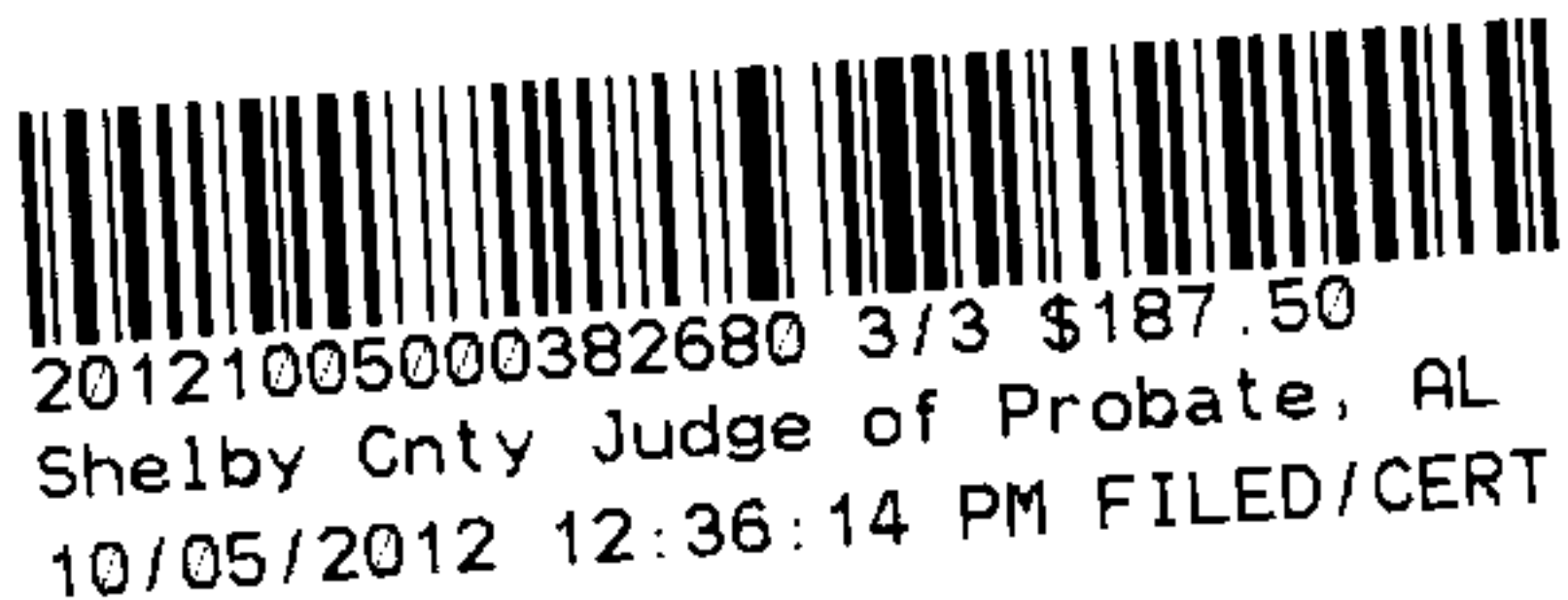
Total Purchase Price \$ 164,199.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other \_\_\_\_\_

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-24-2012

Print Rose Montane

Unattested \_\_\_\_\_

Sign Rose Montane

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1