

This instrument was prepared by:  
Jeff G. Underwood  
Sirote & Permutt, PC  
2311 Highland Avenue South  
Birmingham, AL 35205

Send Tax Notice to:  
Joseph Hethcox

PO Box 158  
Shannon AL 35142

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama )

KNOW ALL MEN BY THESE PRESENTS:

Shelby County )

That in consideration of seventy-two thousand and 00/100 Dollars (\$72,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc., Trust 2004-HE3, Mortgage Pass-Through Certificates, Series 2004-HE3, a corporation, by JP Morgan Chase Bank, National Association, as Attorney in Fact, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Joseph Hethcox (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its <sup>vice</sup> President who is authorized to execute this conveyance, has hereto set its signature and seal this 17 day of Dec, 2012.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc., Trust 2004-HE3, Mortgage Pass-Through Certificates, Series 2004-HE3, a corporation, by JP Morgan Chase Bank, National Association, as Attorney in Fact,

By: Schakira Hernandez  
Name: Schakira Hernandez  
Title: Vice President  
State of TEXAS

DENTON County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Schakira Hernandez whose name as VP of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc., Trust 2004-HE3, Mortgage Pass-Through Certificates, Series 2004-HE3, a corporation, by JP Morgan Chase Bank, National Association, as Attorney in Fact, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, 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 17 day of Dec, 2012  
Anetrice N. Wilson  
Notary Public  
My Commission expires:

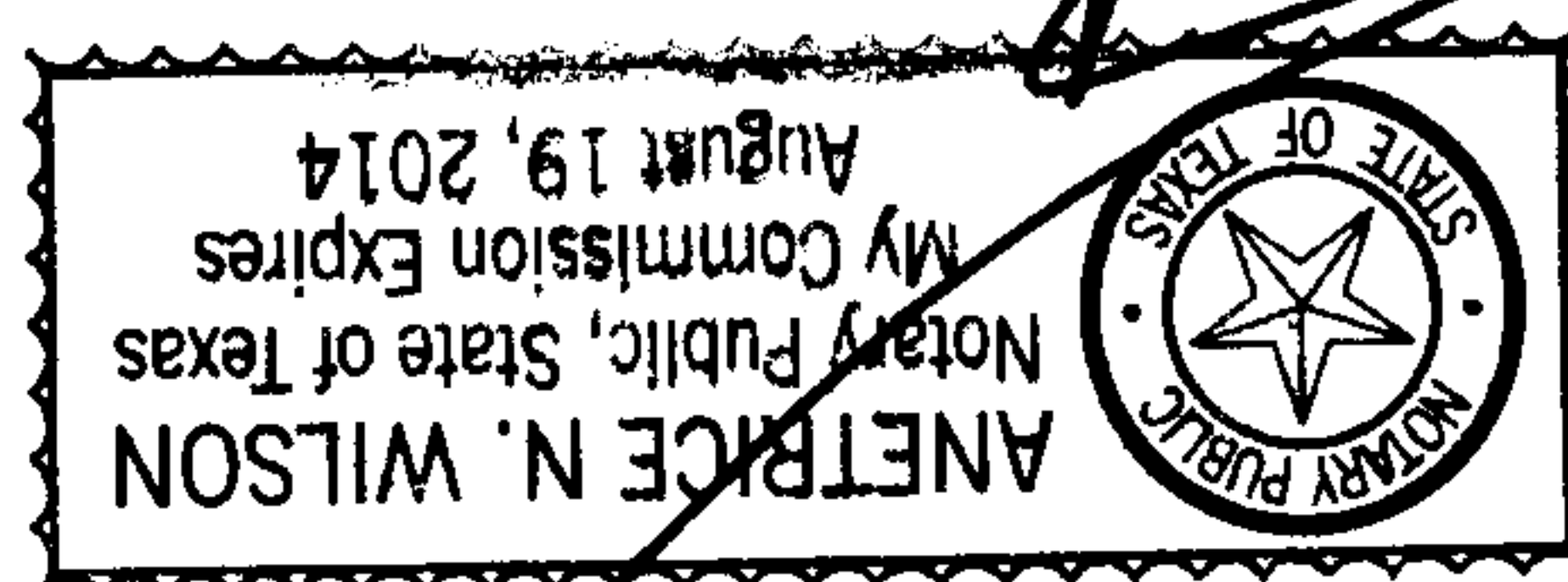
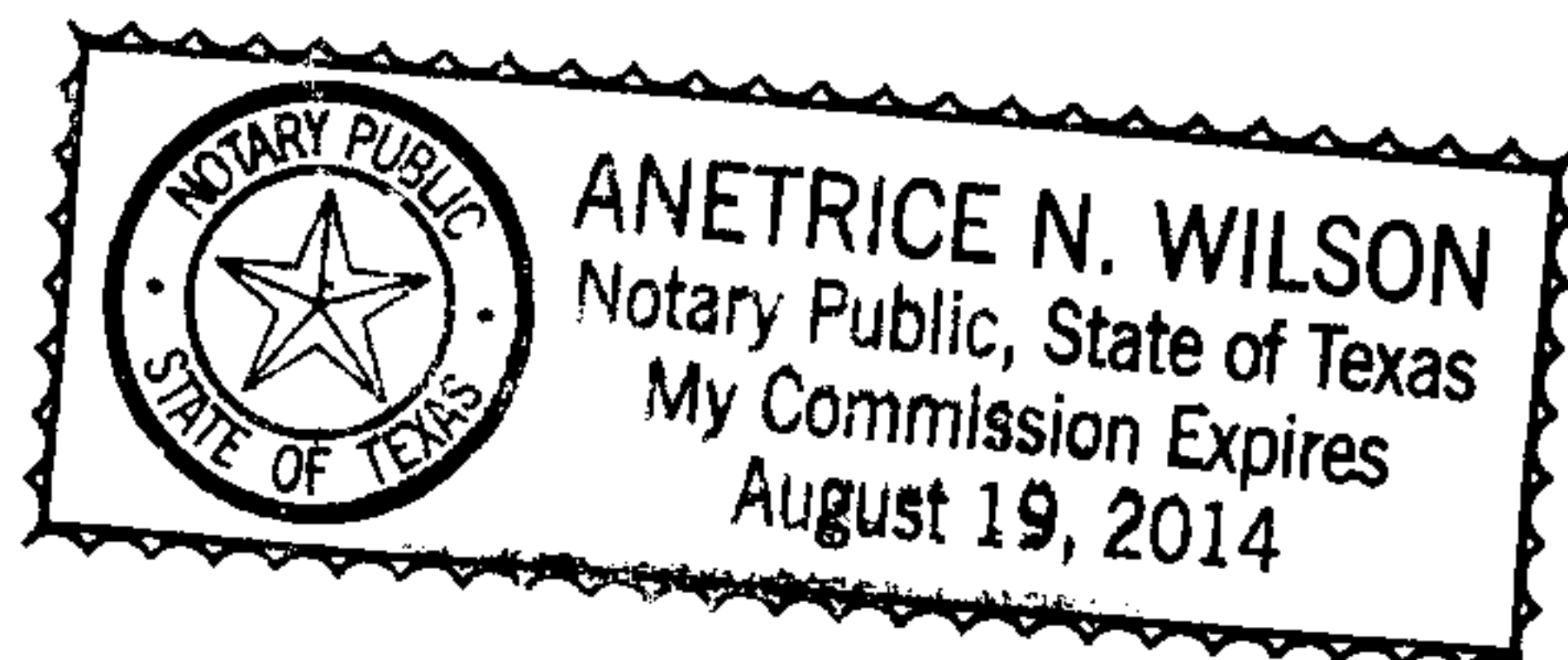


EXHIBIT A VB  
Legal Description

Lot 10, in Block 1, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7,  
Page 173, in the Probate Office of Shelby County, Alabama.

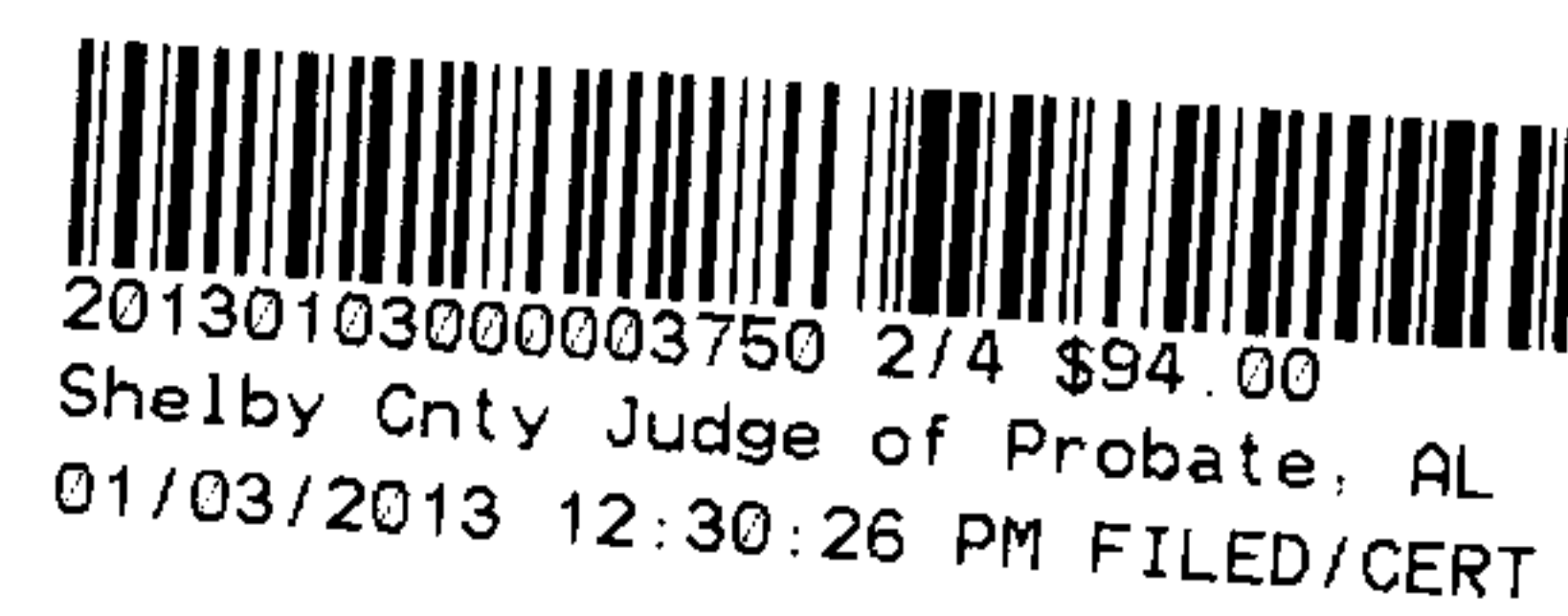



EXHIBIT B

VB

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

  
20130103000003750 3/4 \$94.00  
Shelby Cnty Judge of Probate, AL  
01/03/2013 12:30:26 PM FILED/CERT

# 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 Company, as Trustee for Morgan Stanley ABS Capital I, Inc., Trust 2004-HE3, Mortgage Pass-Through Certificates, Series 2004-HE3

Grantee's Name Joseph Hethcox

Mailing Address 10790 Rancho Bernardo Road, San Diego, CA 92127

Mailing Address

PO Box 158  
Shannon AL 35142

Property Address 4219 Park Circle  
Helena, AL 35080

Date of Sale 12/20/2012  
Total Purchase Price \$72,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 12/20/2012

Print Sirote : Permutt PC

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130103000003750 4/4 \$94.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1