



20130115000020670 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/15/2013 01:39:56 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209
ALQ-121100262S

Send Property Tax Notice to:

113 King James Cir
Alabaster AL

35007

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Six Thousand and 00/100 Dollars (\$126,000.00) cash in hand paid to

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing Agreement dated Mar 1, 2007

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Colleen Hartman

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Deed 20121212000476110

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

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

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Shelby County 2012 12 12 000476110

123117.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing Agreement dated Mar 1, 2007, has caused these present to be executed in its name and on its behalf as aforesaid, on this DEC 11 day of 2012

Shelby County, AL 01/15/2013
State of Alabama
Deed Tax: \$3.00

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing Agreement dated Mar 1, 2007

BY: _____

Louise Chavez AVP/REO

State of TEXAS
County of TRAVIS

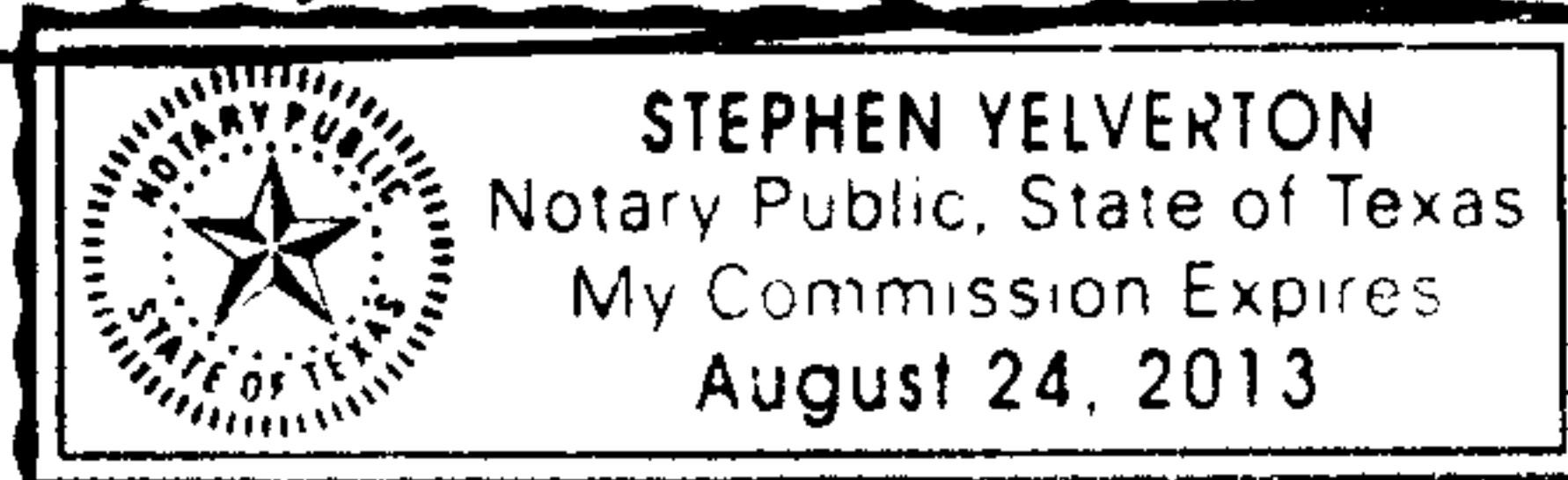
I, STEPHEN YELVERTON, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Louise Chavez AVP/REO whose name as Attorney in Fact of Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing Agreement dated Mar 1, 2007, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this _____ day of _____

Notary Public

STEPHEN YELVERTON

Reference:
113 King James Cir, Alabaster, AL, 35007
Servicer Loan #:




My Commission Expires: _____

[Seal]

Exhibit A

Lot 6, according to the survey of Spring Gate Estates, Phase III, as recorded in Map Book 21, Page 85, in the Probate Office of Shelby County, Alabama. Subject to all easements, restrictions and right-of-ways of record.

Property Address: 113 King James Cir, Alabaster, AL 35007


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Reference:

113 King James Cir, Alabaster, AL, 35007

Servicer Loan #:

Deutsche Bank National Trust Company as
Trustee of the Home Equity Mortgage
Loan Asset-Backed Trust Series INABS 2007-A
Home Equity Mortgage Loan Asset-Backed
Certificates, Series INABS 2007-A under the
Pooling and Servicing agreement dated 3/1/07

ales Validation Form

nce with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

2375 N Coleville Dr
Richardson TX 75052

Grantee's Name
Mailing Address

Colleen Hartman AKA
Tanya Coleen Hartman
111 Creden Place
Alabaster, AL 35007

Property Address

113 King James Circle
Alabaster, AL 35007
Shelby County, Alabama

Date of Sale

1-10-13

Total Purchase Price \$

126000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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 1-14-13

Print

Dawn Collins

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1