



20130410000147380 1/3 \$148.00
Shelby Cnty Judge of Probate, AL
04/10/2013 11:16:33 AM FILED/CERT

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

Send Tax Notice to:

Marty L. Nunley

Ellen A. Nunley

3632 Shandwick Place
Hoover - AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Thousand And 00/100 Dollars (\$130,000.00) to the undersigned, Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS6, a corporation, by Ocwen Loan Servicing, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Marty L. Nunley, and Ellen A. Nunley, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 89-A, according to a resurvey of Lots 87-92, amended plat of Narrows Reach, as recorded in Map Book 27, Page 39, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 109, Page 70 and Deed Book 145, Page 22.
4. Easement/right-of-way to Shelby County as recorded in Deed Book 95, Pages 515, 535, and 503.
5. Easement/right-of-way to South Central Bell Telephone Company as recorded in Deed Book 321, Page 610; Deed Book 324, Page 840 and Deed Book 329, Page 430.
6. Easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions, and Restrictions as recorded in Inst. No. 2000-9755, and amended in Inst. No. 2000-17136 and Inst. No. 2000-36696, and all other amendments.
7. Easements, conditions, restrictions, covenants, agreements, release of damages, and all other terms and provisions as set out in Inst. 2001-04439.
8. Sewer Service Agreement as recorded in Inst. No. 20121102000422250.
9. 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. 20130204000047520, 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 Grantees, their heirs and assigns, forever.



Shelby County, AL 04/10/2013
State of Alabama
Deed Tax: \$130.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 25th day of March, 2013.

Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS6
By Ocwen Loan Servicing, LLC, as Attorney in Fact

By: [Signature]
Teerayut Kaewpradit
Its AUTHORIZED OFFICER

STATE OF Texas

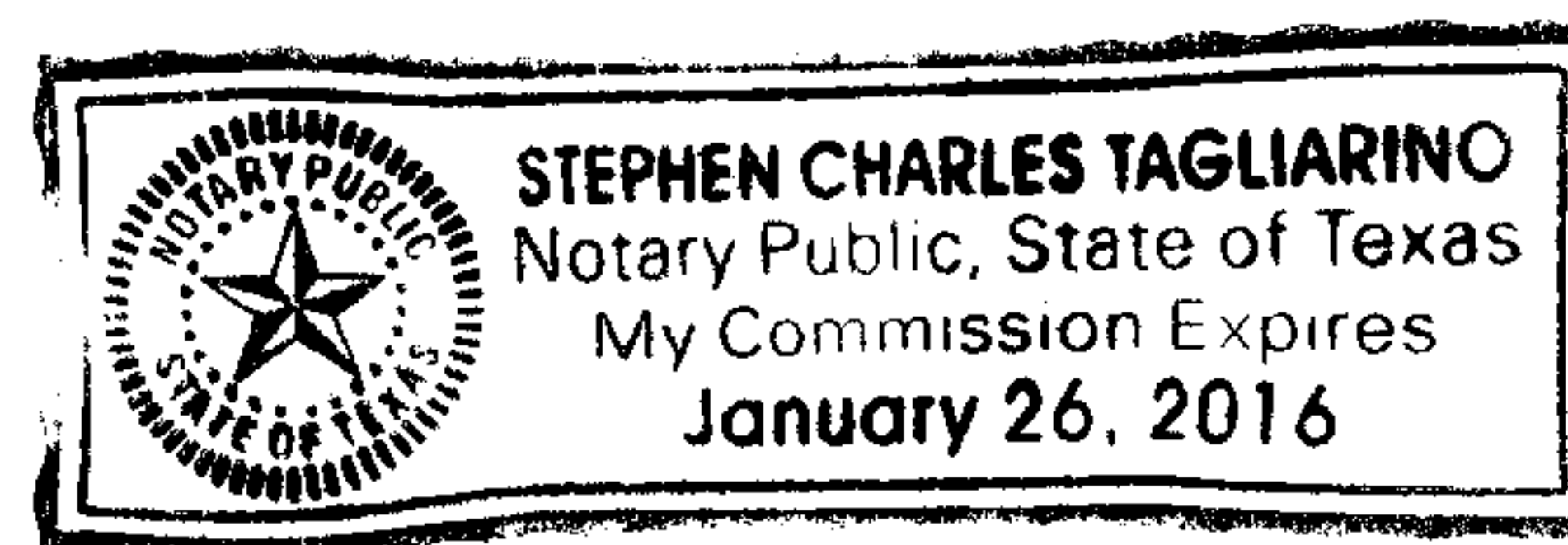
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teerayut Kaewpradit, whose name as AO of Ocwen Loan Servicing, LLC, as Attorney in Fact for Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS6, 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 March, 2013.

[Signature]
NOTARY PUBLIC
My Commission expires: 1/26/16
AFFIX SEAL

2013-000292




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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 Trust Company
Americas as Trustee for RALI
2007QS6
Mailing Address 2711 North Haskell Avenue, 11th
Floor, Dallas, TX, 75204

Grantee's Name Marty L. Nunley, Ellen A. Nunley
Mailing Address 3632 Shandwick Place
Hoover, AL 35242

Property Address 217 Narrows Reach
Birmingham, AL 35242

Date of Sale 4/8/2013
Total Purchase Price \$130,000.00
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 4/8/2013

☐ Unattested

(verified by)

Print Marty Nunley

Sign Marty Nunley

(Grantor/Grantee/Owner/Agent) circle one



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