

20130523000212350 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
05/23/2013 12:22:10 PM FILED/CERT

Commitment Number: 359678

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

~~After Recording Return To:~~

PATRICK PLOURDE and AMY PLOURDE
428 Ramsay Road, Birmingham, AL 35242

RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

03-5-22-1-003-007.000

Value \$57,340--

Source of Title:

Inst: 2011117000347980

SPECIAL WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES, hereinafter grantor, of Shelby County, Alabama, for \$1.00 (One Dollar and no Cents) in consideration paid, grants with covenants of special warranty to **PATRICK PLOURDE** and **AMY PLOURDE**, hereinafter grantees, whose tax mailing address is **428 Ramsay Road, Birmingham, AL 35242**, the following real property:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT: LOT 307, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 3RD SECTOR, AS RECORDED IN MAP BOOK 27 PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Property Address is: 428 Ramsay Road, Birmingham, AL 35242


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Shelby County, AL 05/23/2013
State of Alabama
Deed Tax: \$44.00

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 20111117000347980

Executed by the undersigned on 4-25, 2013:


20130523000212350 2/3 \$62.00
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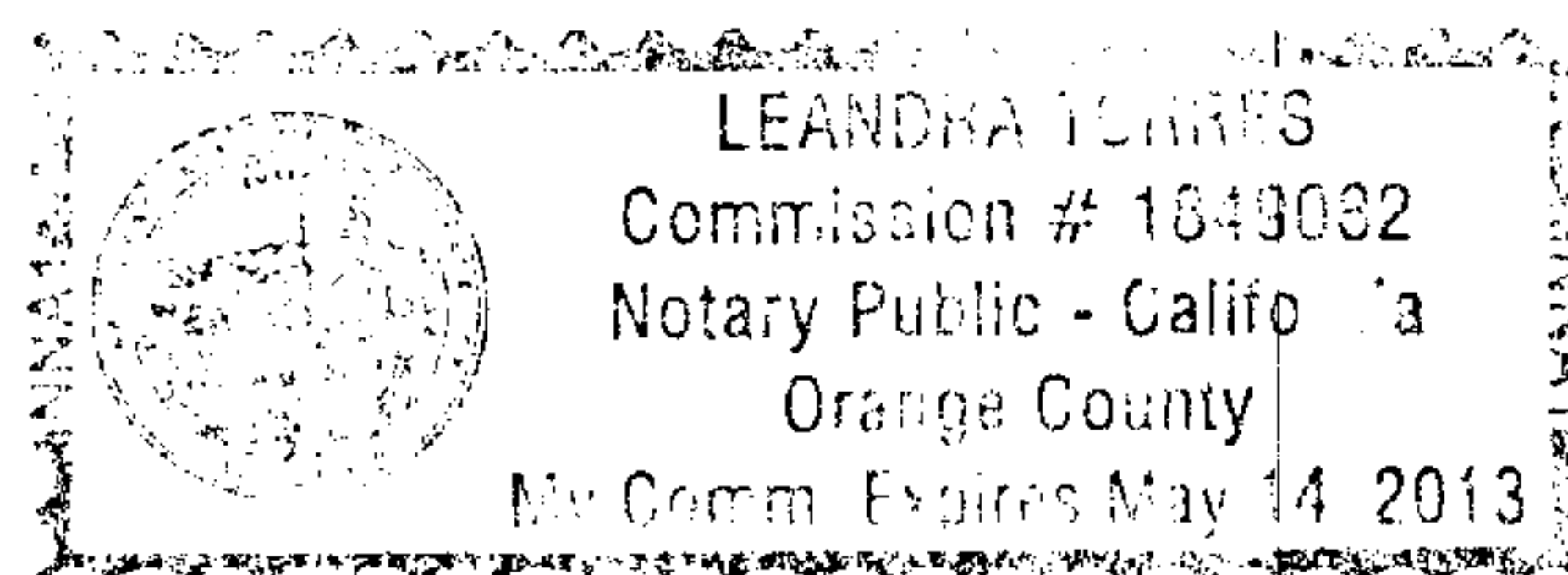
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES

By: 

Greg Schleggy
Service President, Call Center Operations
Carrington Mortgage Services, LLC

Its: _____

STATE OF California
COUNTY OF Orange



I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Greg Schleggy its _____, on behalf of the Grantor **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as _____ and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 25 day of April, 2013



Notary Public

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 NA
Mailing Address 3805 Edwards Rd.
Ste 550
Cincinnati, OH 45209

Grantee's Name Patrick & Amy Plaurde
Mailing Address 428 Ramsay Rd.
Birmingham, AL
35242

Property Address 428 Ramsay Rd.
Birmingham, AL
35242

Date of Sale 4-25-2013
Total Purchase Price \$ 400,000
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 5-14-13

Print Jennifer Wall

☒ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1