

20130529000218830 1/3 \$146.50  
Shelby Cnty Judge of Probate, AL  
05/29/2013 10:55:58 AM FILED/CERT

Shelby County, AL 05/29/2013  
State of Alabama  
Deed Tax: \$128.50

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

Send Tax Notice to:  
Dewberry Real Estate, LLC  
2500 HACKBERRY LANE  
BIRMINGHAM AL 35226

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty-Eight Thousand One Hundred Eleven And 00/100 Dollars (\$128,111.00) to the undersigned, Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QA4, a corporation, by Ocwen Loan Servicing, LLC, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Dewberry Real Estate, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 137A, according to the map or survey of final plat of a resurvey of Lots 136 and 137, Ivy Brook, Phase Three, as recorded in Map Book 29, Page 56, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alagasco as recorded in Instrument Number 2001-24207 and Instrument Number 2001-24577.
4. Restrictions as shown on recorded plat.
5. 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. 20130501000176850, 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 Grantee, his/her heirs and assigns, forever.




IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 17<sup>th</sup> day of May, 2013.

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc.,  
Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QA4  
By Ocwen Loan Servicing, LLC, as Attorney in Fact

By: \_\_\_\_\_

Scott Buskirk

Its AUTHORIZED OFFICER

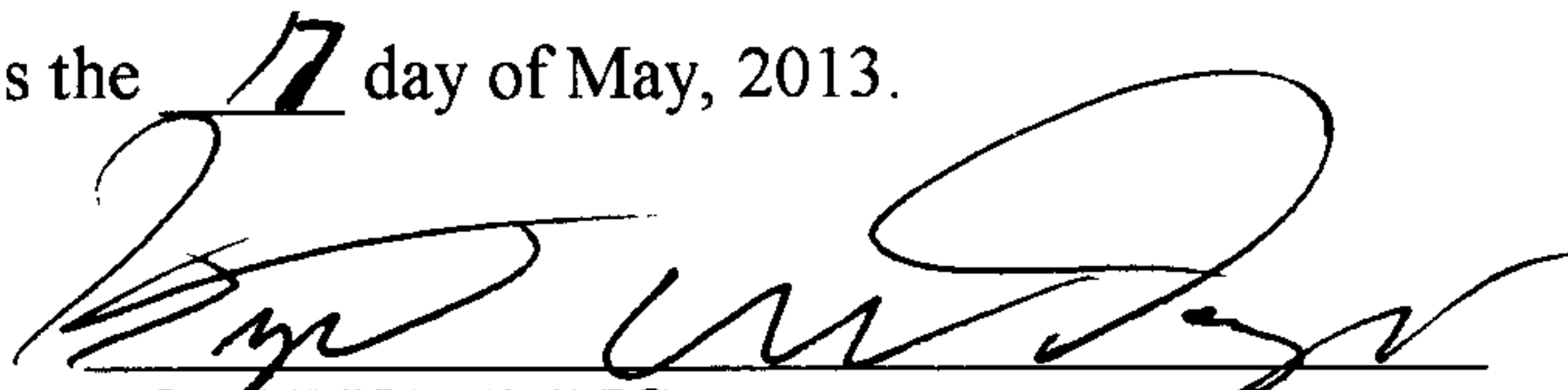
  
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STATE OF Texas

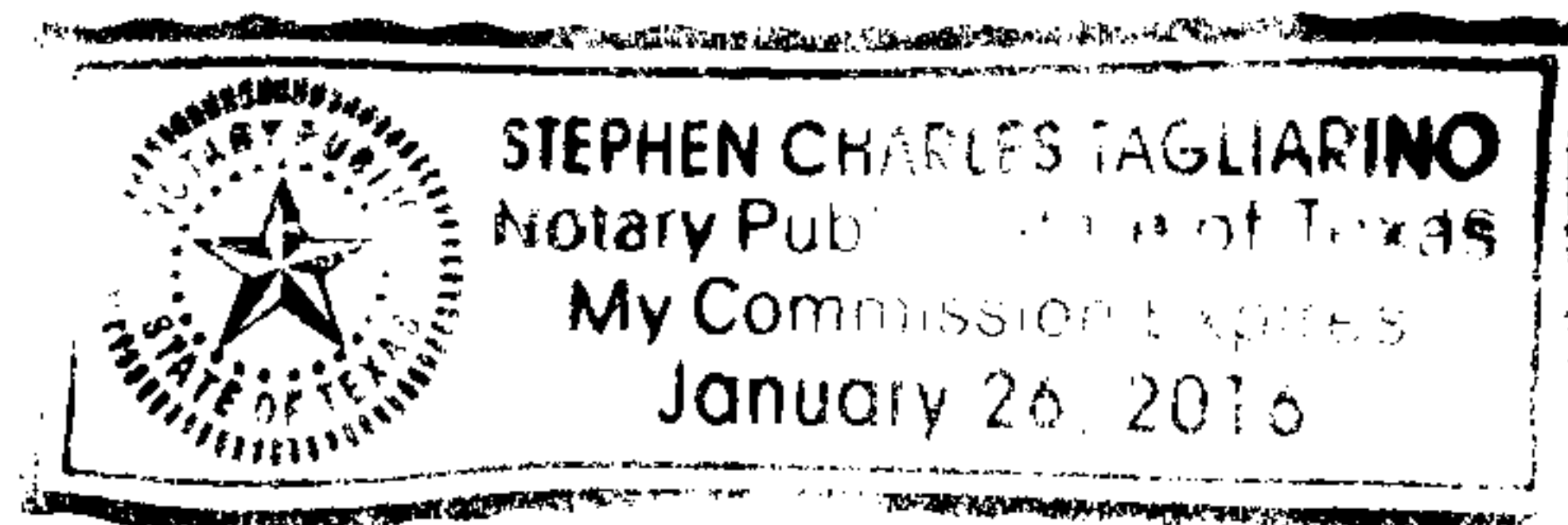
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Buskirk, whose name as AO of Ocwen Loan Servicing, LLC, as Attorney in Fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QA4, 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 17 day of May, 2013.

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

2013-000976





# 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  
Residential Accredit Loans, Inc.,  
Mortgage Asset-Backed Pass-  
Through Certificates, Series 2007-  
QA4

Mailing Address 2711 North Haskell Avenue, 11th  
Floor, Dallas, TX, 75204

Property Address 186 Ivy Brook Trail  
Pelham, AL 35124

Grantee's Name Dewberry Real Estate, LLC

Mailing Address 2500 Hackberry Lane  
Birmingham, AL 35226

Date of Sale 5/24/2013  
Total Purchase Price \$128,111.00

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 5/24/2013

☐ Unattested

\_\_\_\_\_  
(verified by)

Print

Sign

Dewberry Real Estate LLC

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

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