


**This Document Prepared By:**  
Cindy Lai, Associate for  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
1661 Worthington Road, Suite 100,  
West Palm Beach FL 33409  
Phone #: (561) 682-8000

  
20130717000290640 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/17/2013 01:26:09 PM FILED/CERT

**Tax Notice:**  
**Dushon Garland**  
**125 Shady Circle**  
**Alabaster, AL 35115**

Submitted by & return to:  
Silk Abstract Company  
1000 Germantown Pike, J-4  
Plymouth Meeting, PA 19462

**Parcel ID Number: 23-5-22-0-001-052.004**

**SPECIAL WARRANTY DEED**

7145653296C 7145653296

**STATE OF ALABAMA**

**COUNTY OF Shelby**

**AL-13-70182**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty-Five Thousand One Hundred Ninety-Nine and 00/100 Dollars (\$ 145,199.00) and other good and valuable consideration in hand paid to the undersigned, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-W7, by its attorney in fact Homeward Residential, Inc., a Limited Liability Company organized under the laws of the State of Delaware, and located at 1661 Worthington Road, Suite 100, West Palm Beach FL 33409 (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **DUSHON GARLAND** (hereinafter "Grantee", whether one or more), whose mailing address is: **125 Shady Circle, Alabaster, AL 35115**, the following described real estate situated in Shelby County, State of Alabama, to wit:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 21 South, Range 3 West, and being more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 22, thence run Westerly along the South line for 80.63 feet; thence turn 72 degrees 40 minutes 00 seconds to the right and run Northwesterly for 240.00 feet to a point on the Northerly margin of a Paved Access Road and the point of beginning. Thence turn 92 degrees 38 minutes 10 seconds to the left and run Southwesterly along said Access Road for 96.0 feet, thence turn 95 degrees 44 minutes 25 seconds to the right and run Northwesterly for 115.50 feet, thence turn 84 degrees 15 minutes 35 seconds to the right and run Northeasterly for 150.00 feet to a point on the Westerly margin of a Paved Access Road, thence turn 95 degrees 44 minutes 25 seconds to the right and run Southeasterly along said Access Road for 115.50 feet, thence turn 84 degrees 15 minutes 35 seconds to the right and run Southwesterly and along the Northerly margin of Paved Access Road for 54.0 feet to the point of beginning, containing 0.3957 Acres more or less.

**Property Address: 125 SHADY CIRCLE, ALABASTER, AL 35007**

AND BEING the same property conveyed to the Grantor herein by virtue of that certain FORECLOSURE Deed dated 6/19/12 and recorded 6/26/12, Instrument Number 20120626000224820, among the aforesaid land records.

Shelby County, AL 07/17/2013  
State of Alabama  
Deed Tax: \$3.00

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns, in fee simple.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

WITNESS my hand and seal this 18 day of June, 2013.

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR ARGENT  
SECURITIES INC., ASSET-BACKED  
PASS-THROUGH CERTIFICATES,  
SERIES 2003-W7, by its attorney in fact  
Homeward Residential, Inc.

By: Kaye Weichel **KAYE WEICHEL**  
**Vice President**

Its: \_\_\_\_\_  
Of Homeward Residential, Inc., its attorney in fact

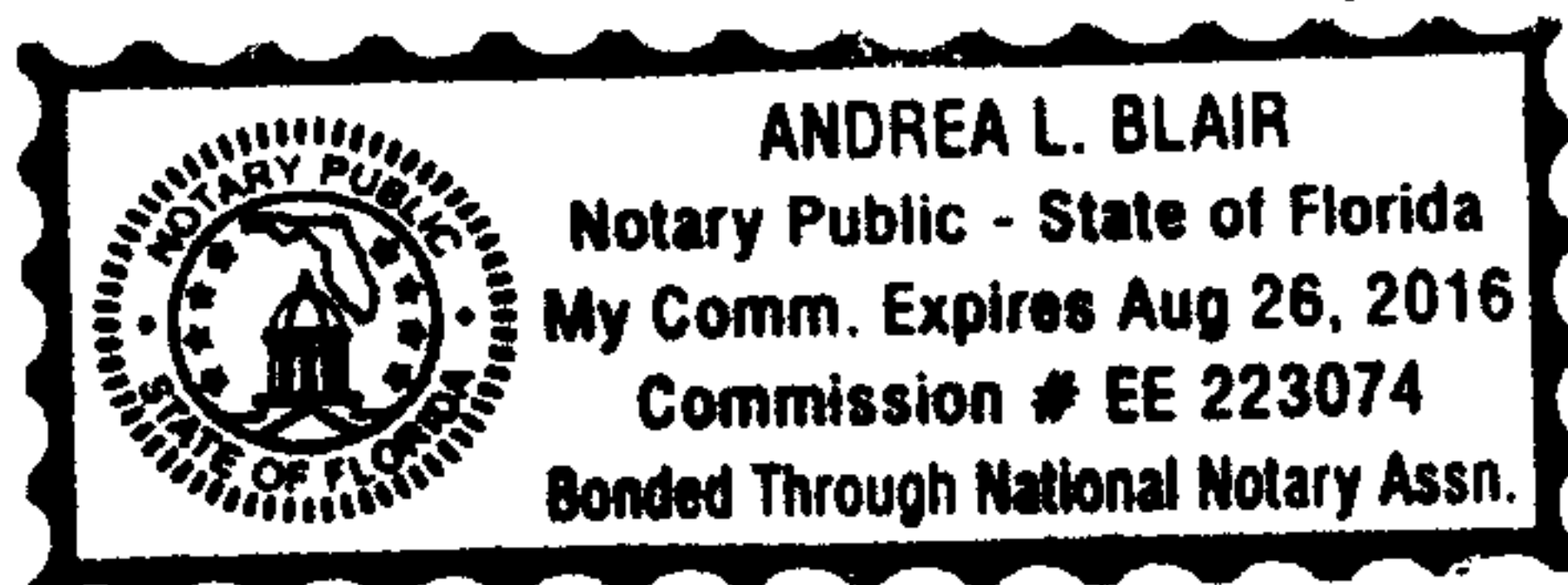
STATE OF FLORIDA

COUNTY OF PALM BEACH

**Limited Liability Company Acknowledgement**

The foregoing instrument was acknowledged and sworn before me this 18 day of June, 2013, by Kaye Weichel as Vice President of Homeward Residential, Inc., attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-W7 who is personally known to me or who has produced \_\_\_\_\_ as identification.

Given under my hand this 18 day of June, 2013.



ALB **Andrea L. Blair**  
Notary Public  
My Commission Expires: 8/26/16

20130717000290640 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/17/2013 01:26:09 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 CO, Trustee  
Mailing Address 1661 Worthington Rd. Ste. 100  
West Palm Beach, FL 33409

Grantee's Name Dushon Garland  
Mailing Address 125 Shady Circle  
Alabaster, AL 35115

Property Address 125 Shady Circle  
Alabaster, AL 35115

Date of Sale 7-11-2013 Settlement  
Total Purchase Price \$ 145,199.00  
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
- ☐ Appraisal
- ☐ Sales Contract
- ☒ Other Mortgage being recorded simultaneously herewith
- ☒ Closing Statement
- Mortgage Loan Amount \$142,569.00

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).

Date7-16-2013

Unattested

(verified by)

PrintSilk Abstract Company by A. Delgado

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1