

20141223000402810
12/23/2014 10:29:46 AM
DEEDS 1/5

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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
Conrex Residential Property Group 2013-1 LLC

Tax ID: 227352002105000

432689

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of ONE HUNDRED THREE THOUSAND and 00/100 (\$103,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-2, whose post office address is 1610 E St Andrew Place B-150, Santa Ana, CA 92705, (herein referred to as Grantor), does hereby grant, bargain, sell and convey CONREX RESIDENTIAL PROPERTY GROUP 2013-1 LLC, whose address is _____ (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Assessor's Parcel No: 227352002105000

Property Address: 229 Village Drive, Calera, AL 35040

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 20 day of November, 2014.

[Signature]
Witness JEFF KIMIX

Printed Name _____

Witness _____

Julio Gonzalez
Printed Name _____

STATE OF California }

COUNTY OF Orange }

I, _____, hereby certify that Name: _____
Title _____, who is the Authorized Signer of DEUTSCHE BANK
NATIONAL TRUST COMPANY, as Indenture Trustee, for New Century Home Equity Loan Trust
2005-2, whose name 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 executed the same
voluntarily on the day the same bears date.

Given under my hand this _____ day of _____, 2014

*see attached
acknowledgment*

Notary Public
My commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

ACKNOWLEDGMENT


State of California
County of Orange

On November 20, 2014 before me, Sarah Nicole Worthen-Vasquez, Notary
(insert name and title of the officer)

personally appeared Elizabeth Ostermann,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

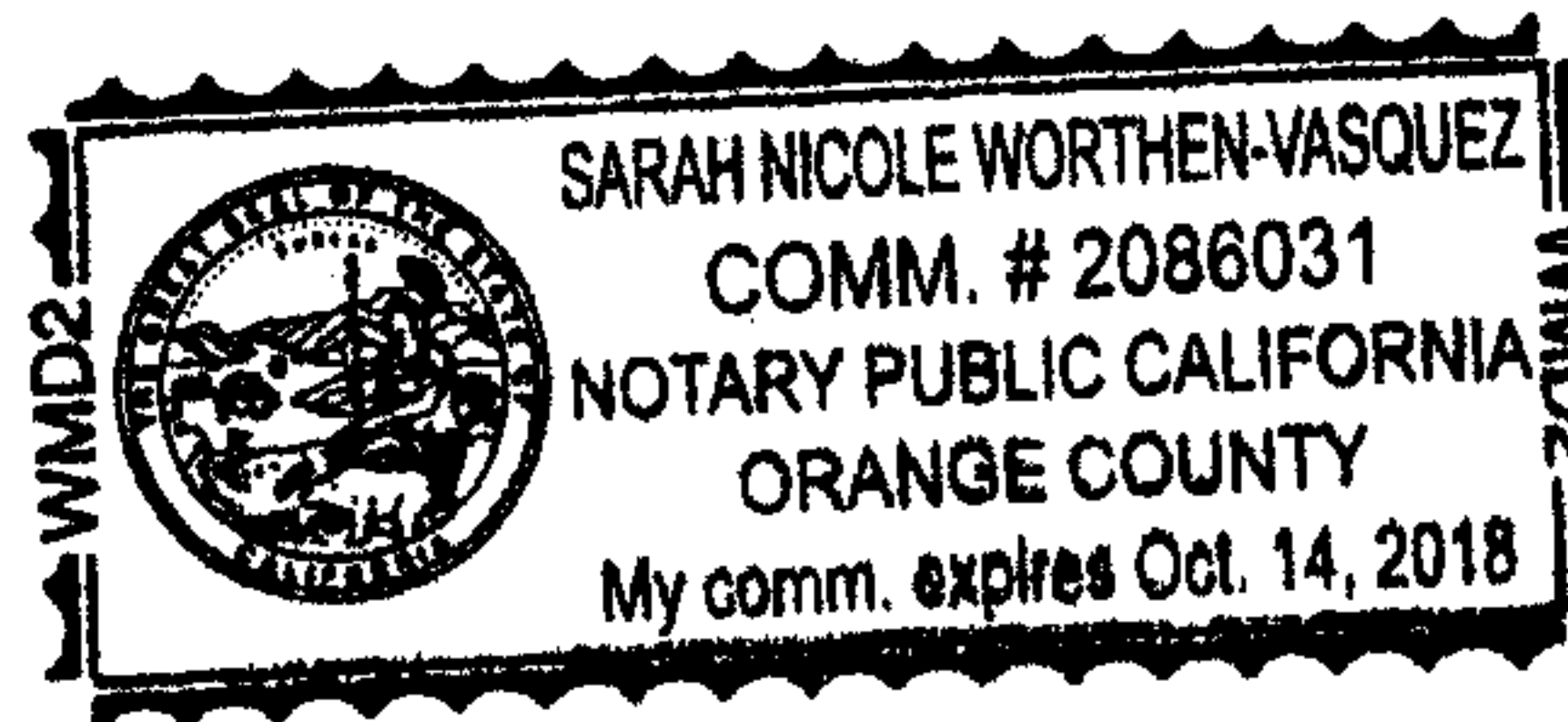


EXHIBIT A

LOT 33, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 4, AS
RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

TAX MAP OR PARCEL ID NO.: 227352002105000

Commonly Known As: 229 Village Drive, Calera, AL 35040

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 NATIONAL BANK TRUST CO
Mailing Address 1610 E ST ANDREW PL B-150
SANTA ANA, CA 92705

Grantee's Name CONREX RESIDENTIAL PROPERTY
Mailing Address 1675 S STATE ST STE B
DOVER, DE 19901

Property Address 229 VILLAGE DRIVE
CALERA, AL 35040

Date of Sale 11/20/2014

Total Purchase Price \$ 103,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

20141223000402810

12/23/2014 10:29:46 AM

DEEDS 5/5

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

☒ Closing Statement

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 12/23/14

Print E. VERACRUZ

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/23/2014 10:29:46 AM
\$129.00 CHERRY
20141223000402810

[Signature]