

20160211000044820
02/11/2016 02:37:33 PM
DEEDS 1/3

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Send Tax Notice To:

Conrex Residential Property Group 2013-1, LLC
3 Cordes Street
Charleston, SC 29401

Assessor's Parcel Number: 23 6 23 1 002 005.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00), to the undersigned GRANTOR, **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3, by Ocwen Loan Servicing, LLC as attorney in fact**, whose mailing address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Conrex Residential Property Group 2013-1, LLC, A Limited Liability Company**, (herein referred to as grantee), whose mailing address is 3 Cordes Street, Charleston, South Carolina 29401, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 23, BLOCK 1 ACCORDING TO THE MAP AND SURVEY OF GREEN VALLEY, THIRD SECTOR, AS RECORDED IN MAP BOOK 6, AT PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY ALABAMA.

MORE commonly known as: 311 Fran Drive, Alabaster, Alabama 35007

Source of Title. Ref.: Foreclosure Deed: Recorded August 19, 2015; Doc. No. 20150819000289210
Total Purchase Price: \$70,000.00

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator,
who is authorized to execute this conveyance, has hereunto set its signature and seal, this 25
day of November, 2015.

Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-
Backed Pass-Through Certificates, Series 2004-R3, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:

Guirlene Dolcine

Guirlene Dolcine Contract Management Coordinator

Printed Name & Title

By: *Moraima Medina*

Moraima Medina Contract Management Coordinator

Printed Name & Title

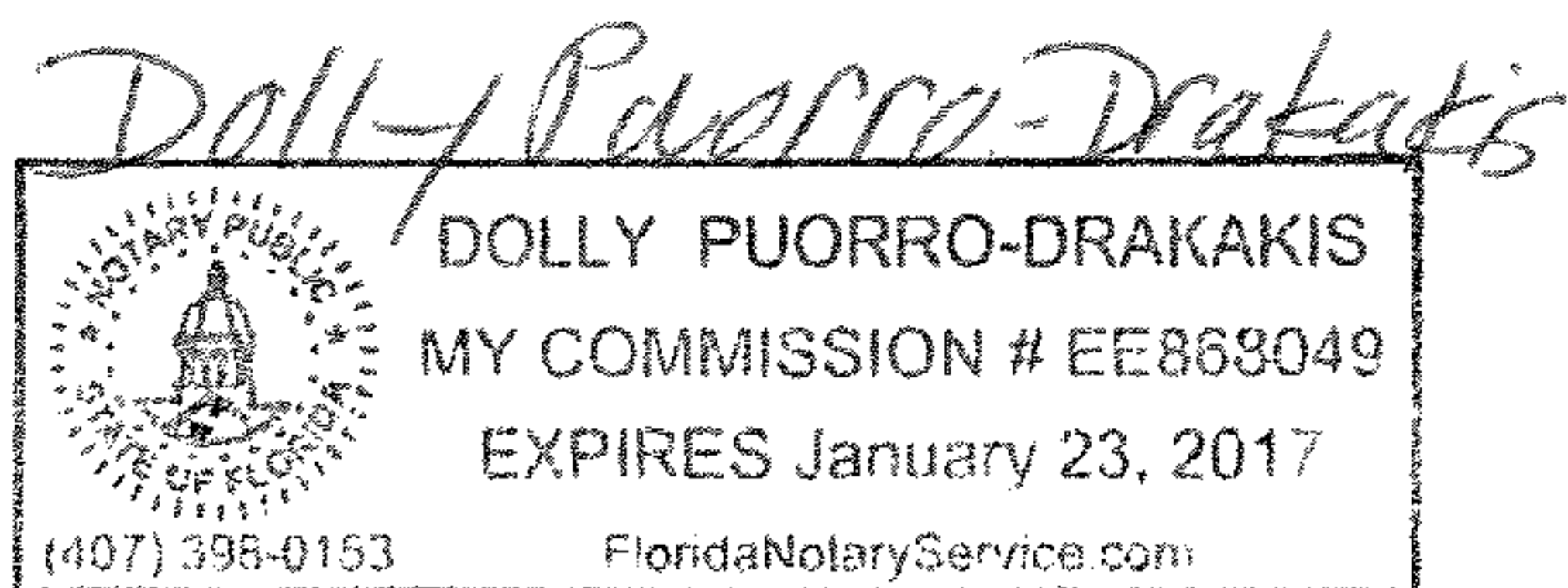
STATE OF Florida

Palm Beach COUNTY

I, *Dolly Puorro-Drakakis*, a Notary Public in and for said
County, in said State, hereby certify that *Moraima Medina*, whose
name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact**
for Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities
Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3, 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 above and foregoing conveyance, he (she) as such signor and with
full authority, executed the same voluntarily for and as the act of said corporation on the day the
same bears date. *DPD

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
25th day of November, 2015.



Dolly Puorro-Drakakis
NOTARY PUBLIC
My Commission Expires: 1-23-2017

Loan No: 7142356505

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
 Mailing Address NATIONAL TRUST CO.
1161 Worthington Rd. STE 100
WEST PALM BEACH, FL 33409

Grantee's Name Conce Residential Property
 Mailing Address Group 2013-1, LLC
3 Cordes Street
Charleston, SC 29401

Property Address 311 FRANK DR.
ALABASTER, AL
35007

Date of Sale 11-25-15
 Total Purchase Price \$ 70,000.00
 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 _____

Print Anthony Metcalf

Unattested

Sign [Signature]

(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
 02/11/2016 02:37:33 PM
 \$90.00 CHERRY
 20160211000044820

[Signature]