

20160504000148680
05/04/2016 10:37:18 AM
DEEDS 1/2

This Document Prepared By:

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

After Recording Send Tax Notice To:

John Sharpe
195 Flagstone Lane
Calera, AL 35040

Assessor's Parcel Number: 28 5 16 2 004 014.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of SEVENTY-FOUR THOUSAND FOUR HUNDRED NINETY-FOUR AND NO/100 DOLLARS (\$74,494.00), to the undersigned GRANTOR, **Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2006-B Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-B, 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 **John Sharpe, a married person, taking as separate property**, (herein referred to as grantee), whose mailing address is 195 Flagstone Lane, Calera, Alabama 35040, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 162, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 3, AS RECORDED IN MAP BOOK 28, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 195 Flagstone Lane, Calera, Alabama 35040

Source of Title. Ref.: Foreclosure Deed: Recorded December 8, 2015; Doc. No. 20151208000418970

Total Purchase Price: \$74,494.00

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.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975 Section 40-22-1(h).

Date: 4/29/2016 Printed Name: Alex Quintero Contract Management Coordinator
Signature: *Alex Quintero*

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 29 day of April, 2016.

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2006-B Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-B, by Ocwen Loan Servicing, LLC as attorney in fact

Attest:

Moraima Medina

By: *Alex Quintero*

Alex Quintero

Contract Management Coordinator

Printed Name & Title

Moraima Medina Contract Management Coordinator

Printed Name & Title

STATE OF Florida

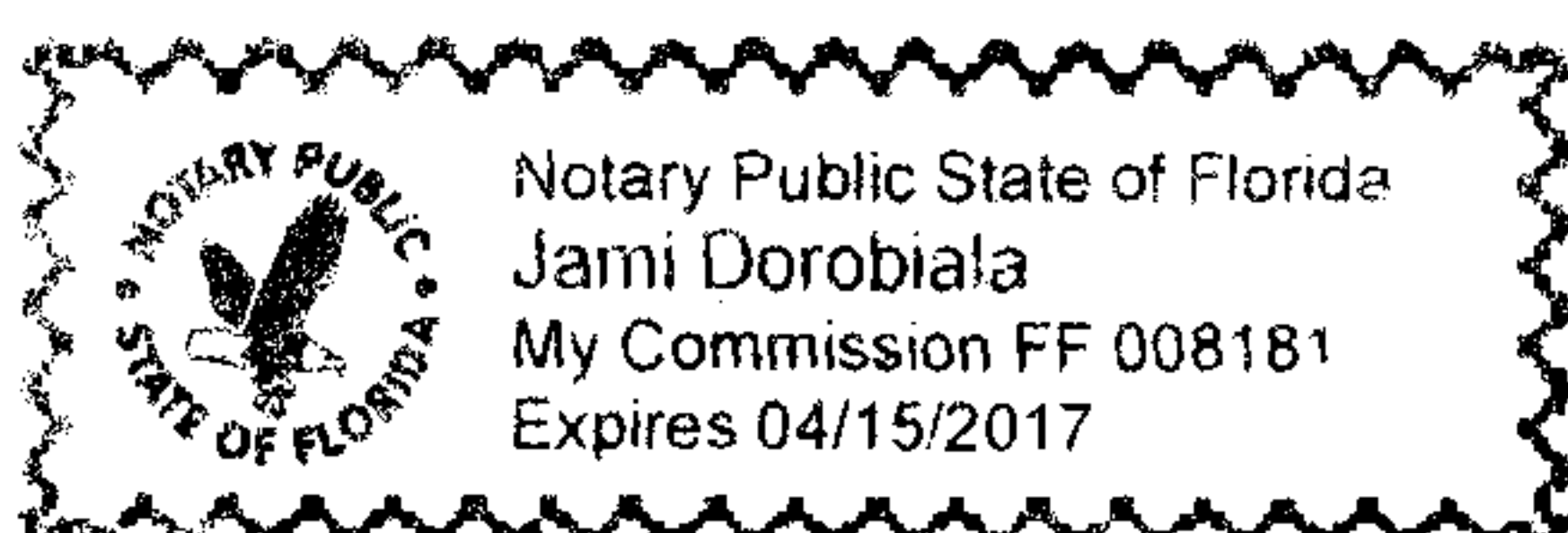
Palm Beach COUNTY

Jami Dorobiala

I, Jami Dorobiala, a Notary Public in and for said County, in said State, hereby certify that Alex Quintero, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact for Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2006-B Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-B**, a Limited Liability Company, 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 Limited Liability Company on the day the same bears date.

Personally Known To Me 10 429-14

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 29 day of April, 2016.

Jami Dorobiala

NOTARY PUBLIC

My Commission Expires: _____

POA Recorded May 13, 2014 recorded as
Instrument #20140513000144100
Loan #7192189541



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2016 10:37:18 AM
\$91.50 CHERRY
20160504000148680

Jami Dorobiala