


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

Send Tax Notice to:  
Alliance Wealth Builders, Inc.

\_\_\_\_\_  
\_\_\_\_\_

  
20160712000242330 1/12 \$118.00  
Shelby Cnty Judge of Probate, AL  
07/12/2016 02:37:39 PM FILED/CERT

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-Nine Thousand Nine Hundred And 00/100 Dollars (\$69,900.00) to the undersigned, Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates, by Carrington Mortgage Services, 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 Alliance Wealth Builders, Inc., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, 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. Restrictive covenant as recorded in Instrument No. 1999-03993.
4. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
5. Restrictions as shown on recorded plat.

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.

Shelby County, AL 07/12/2016  
State of Alabama  
Deed Tax: \$70.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 3 day of June, 2016.

Deutsche Bank National Trust Company, as Trustee, for  
Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-  
Backed Pass-Through Certificates

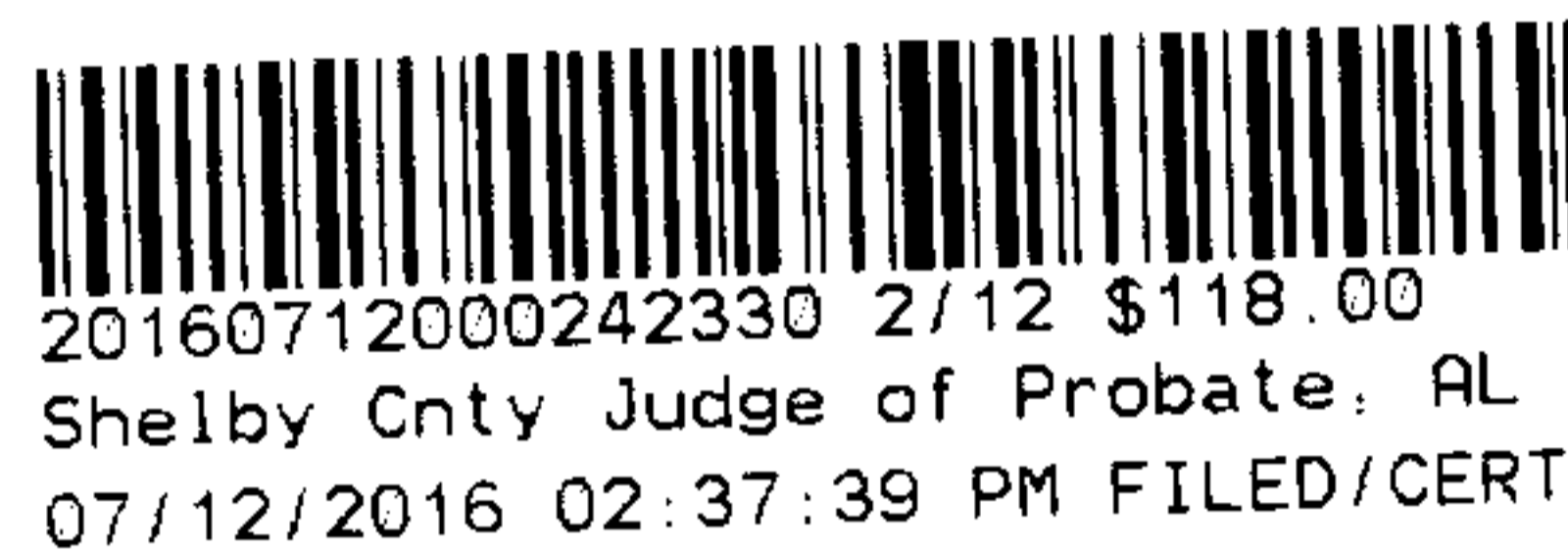
By Carrington Mortgage Services, LLC, as Attorney in Fact

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

Its Chris Lechtanski, AVP of Default  
for Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Carrington Mortgage Services, LLC, as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates, 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 \_\_\_\_\_ day of June, 2016.

*See Attached*

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2016-000162

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange



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On June 3, 2016 before me, Norma Camarena Notary Public  
(insert name and title of the officer)

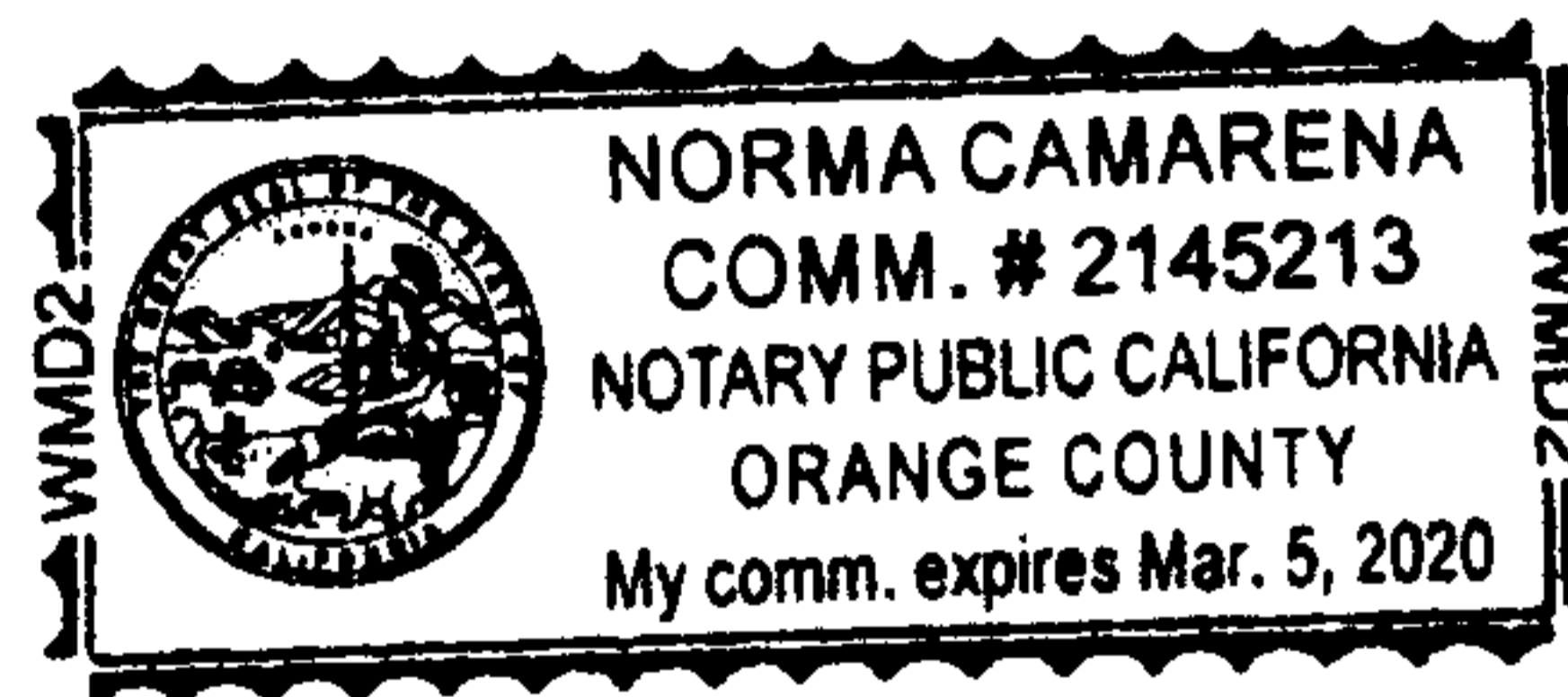
personally appeared Chris Lechtanski  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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)



Recording Requested and Prepared By:

T.D. Service Company

4000 W. Metropolitan Drive, Fourth Flr.

Orange, CA 92868

Prepared By: Brenda Cortez

MAIL  
2.



2013 00065355

Bk: 43331 Pg: 116 Page: 1 of 7

Recorded: 07/11/2013 01:32 PM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

AND WHEN RECORDED MAIL TO:

T.D. Service Company

4000 W. Metropolitan Drive, Fourth Flr.

Orange, CA 92868

Customer#: 637

(Inv# 267)

Service#: 3849206DT1

Loan No.: 1002032062



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Shelby Cnty Judge of Probate, AL

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SPACE ABOVE THIS LINE FOR RECORDER'S ONLY

**LIMITED POWER OF ATTORNEY**

TITLE OF DOCUMENT

Assignor:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
CARRINGTON MORTGAGE LOAN TRUST, SERIES 2005-NC5 ASSET  
BACKED PASS-THROUGH CERTIFICATES  
C/O CARRINGTON MORTGAGE SERVICES  
1610 EAST ST ANDREW PL STE B150, SANTA ANA CA 92705


Assignee:

CARRINGTON MORTGAGE SERVICES, LLC  
1610 EAST ST ANDREW PL STE B150, SANTA ANA CA 92705

**DO NOT REMOVE**

**This is part of the official document**

**LIMITED POWER OF ATTORNEY**

  
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KNOW ALL MEN BY THESE PRESENTS, that Deutsche Bank National Trust Company, a national banking association organized and existing under the laws of the United States, and having its usual place of business at 1761 East St. Andrew Place, Santa Ana, California, 92705, as Trustee (the "Trustee") for the Carrington Mortgage Loan Trust, Series 2005-NC5, Asset-Backed Pass Through Certificates, Series 2005-NC5, pursuant to the agreement listed on Exhibit A, attached hereto (the "Agreement"), hereby constitutes and appoints Carrington Mortgage Services, LLC, successor servicer to New Century Mortgage Corporation, as the servicer (the "Servicer"), by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the Agreement solely for the purpose of performing such acts and executing such documents in the name of the Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various noteholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which Carrington Mortgage Services, LLC, successor servicer to New Century Mortgage Corporation is acting as the Servicer.

This Appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreement shall be construed to the contrary:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Agreement.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.



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4. The completion of loan assumption agreement.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
  - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
  - b. the preparation and issuance of statements of breach or non-performance;
  - c. the preparation and filing of notices of default and/or notices of sale;
  - d. the cancellation/rescission of notices of default and/or notices of sale;
  - e. the taking of deed in lieu of foreclosure;
  - f. the execution and delivery of surrogate court and estate related documents (i.e. petition applications, affidavits etc.) for the purpose of seeking the appointment of a fiduciary for the estate of any deceased defendant/borrower;
  - g. the commencement of proceedings to evict occupants for non-payment and/or holdover proceedings to evict occupants of the premises; and,
  - h. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.g. above.



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9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:
  - a. listing agreement;
  - b. purchase and sale agreements;
  - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
  - d. escrow instructions; and
  - e. any and all documents necessary to effect the transfer of property.
10. The modification or amendment of escrow agreement established for repairs to the mortgaged property or reserves for replacement of personal property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of **July 27, 2011**.

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the Agreement, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Deutsche Bank National Trust Company except as specifically provided for herein. If the Servicer receives any notice of suit, litigation or proceeding in the name of Deutsche Bank National Trust Company then the Servicer shall promptly forward a copy of same to the Trustee.

This limited power of attorney is not intended to extend the powers granted to the Servicer under the Agreement or to allow the Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreement.

The Servicer hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement or the earlier resignation or removal of the Trustee under the Agreement.



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This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York, without regard to conflicts of law principles of such state.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for the Carrington Mortgage Loan Trust, Series 2005-NC5, Asset-Backed Pass Through Certificates, Series 2005-NC5, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this **27th day of July, 2011.**

Deutsche Bank National Trust Company, as Trustee for the  
Carrington Mortgage Loan Trust, Series 2005-NC5, Asset-Backed  
Pass Through Certificates, Series 2005-NC5.

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

Name: Ronaldo Reyes  
Title: Vice President

Prepared by: \_\_\_\_\_

Name: Richard Wieta

Witness: \_\_\_\_\_

Name: Hang Luu

Witness: \_\_\_\_\_

Name: Gisselle Picard



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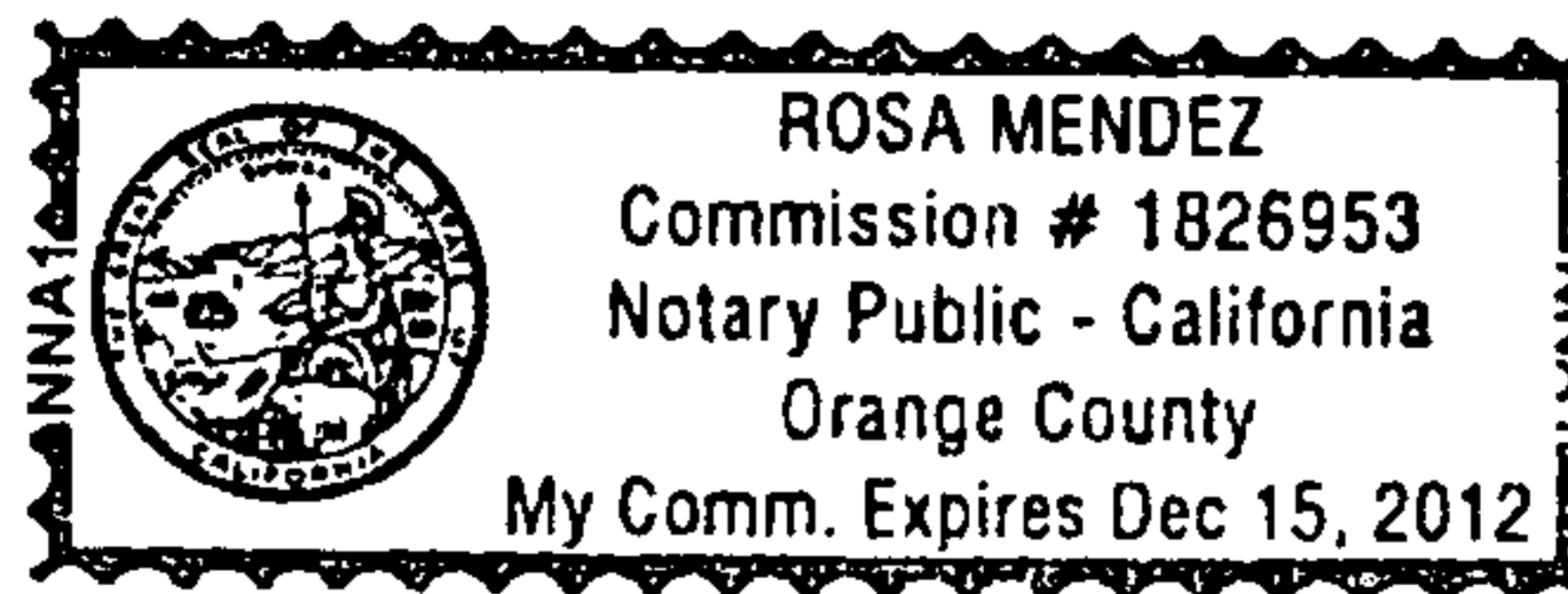
State of California}  
County of Orange}

On **July 27, 2011**, before me, **Rosa Mendez** Notary Public, personally appeared **Ronaldo Reyes**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary signature



**EXHIBIT A**

  
20160712000242330 10/12 \$118.00  
Shelby Cnty Judge of Probate, AL  
07/12/2016 02:37:39 PM FILED/CERT

1. Pooling and Servicing Agreement, dated as of October 1, 2005, among Stanwich Asset Acceptance Company L,L,C., As Depositor, New Century Mortgage Corporation as Servcer, and Deutsche Bank National Trust Company, as Trustee.



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The foregoing is a true copy from the  
Plymouth County Registry of Deeds.

Book 43331 Page 116

Attest: *John R. Burkley Jr.*  
Register

# 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, TRUSTEE  
Mailing Address 1600 S. DOUGLASS RD  
SUITE 130-A  
ANANDIA, CA 92806

Grantee's Name ALLIANCE WOMEN BUILDERS  
Mailing Address 100 CENTURY PARK SOUTH  
SUITE 105  
BHAM, AL 35226

Property Address 192 COMBUNDING  
COLLEYA, AL 35040

Date of Sale 6/3/2016  
Total Purchase Price \$ 69,900.00


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

  
20160712000242330 12/12 \$118.00  
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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 6/3/2016

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1