

**This Document Prepared By:**

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

**After Recording Send Tax Notice To:**

Matthew C. Milling  
209 Chase Drive  
Pelham, Alabama 35124

Assessor's Parcel Number: 13 1 02 0 001 004.046

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of TWO HUNDRED NINETY THOUSAND EIGHT HUNDRED NINE AND NO/100 DOLLARS (\$290,809.00), to the undersigned GRANTOR, **Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3, 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 **Matthew C. Milling, a married person**, (herein referred to as grantee), whose mailing address is 209 Chase Drive, Pelham, Alabama 35124, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 1, ROYAL OAKS 7TH SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MORE commonly known as: 209 Chase Drive, Pelham, Alabama 35124  
Source of Title. Ref.: Deed: Recorded October 6, 2016; Doc. No. 20161006000367560  
Total Purchase Price: \$290,809.00

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 16  
day of FEB, 2017.

Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3, by Ocwen Loan Servicing,  
LLC as Attorney-in-fact

Attest:

Rafael Gonzalez  
Contract Management Coordinator

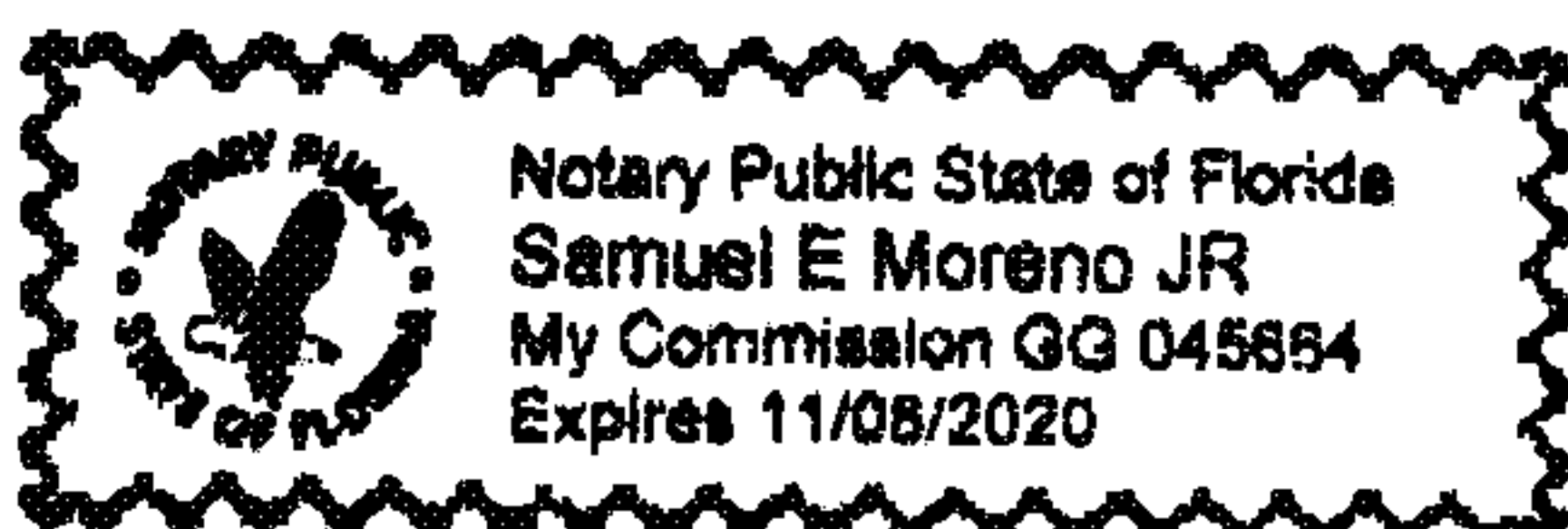
By: Jacqueline S. Michaelson  
Contract Management Coordinator  
Printed Name & Title

Rafael Gonzalez  
Contract Management Coordinator  
Printed Name & Title

STATE OF FLORIDA  
PAUL B. BART COUNTY

I, Samuel E Moreno Jr, a Notary Public in and for said  
County, in said State, hereby certify that Jacqueline S. Michaelson, whose  
name as Contract Management Coordinator of Ocwen Loan Servicing, LLC as Attorney-in-fact  
**for Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3**, 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.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this  
16 day of FEB, 2017.

Samuel E Moreno Jr Samuel E Moreno Jr  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

POA recorded March 11, 2015  
As Instrument Number 20150311000075050

Loan Number: 7438943409

**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 Trust Company Americas  
 Mailing Address 1661 Worthington Road Suite 100  
West Palm Beach  
Florida 33409

Grantee's Name Matthew C. Milling  
 Mailing Address 209 Chase Dr  
Pelham  
Alabama 35124

Property Address 209 Chase Dr, Pelham  
AL 35124 (Shelby)

Date of Sale 02/16/2017

Total Purchase Price \$ 290,809.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/16/2017 08:41:10 AM  
 \$36.00 CHERRY  
 20170316000088440

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 03/16/2017

Print Geetha Choudhary (As Agent)

☐ Unattested

Sign Geetha Choudhary

(verified by)

(Grantor/Grantee/Owner/Agent) circle one