

20170323000096480
03/23/2017 08:17:13 AM
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:

Robert and Ashley Sellers
812 Aberlady Place
Birmingham, AL 35242

Assessor's Parcel Number: 03 5 15 4 002 024.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of FOUR HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$430,000.00), to the undersigned GRANTOR, **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA10, 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 **Robert Brandon Sellers and Ashley Simon Sellers, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantee), whose mailing address is 812 Aberlady Place, Birmingham, Alabama 35242, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 924, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 9TH SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 44A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 812 Aberlady Place, Birmingham, Alabama 35242

Source of Title. Ref.: QC Deed will be simultaneously herewith in Shelby County Recorder's Office

Total Purchase Price: \$430,000.00

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.

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 2/28/17Printed Name: Katherine BurgosSignature: Kathu Burgos

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 28 day of February, 20 17.

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA10, by Ocwen Loan Servicing, LLC as attorney in fact,

Attest:

Thania Nunez

Thania Nunez

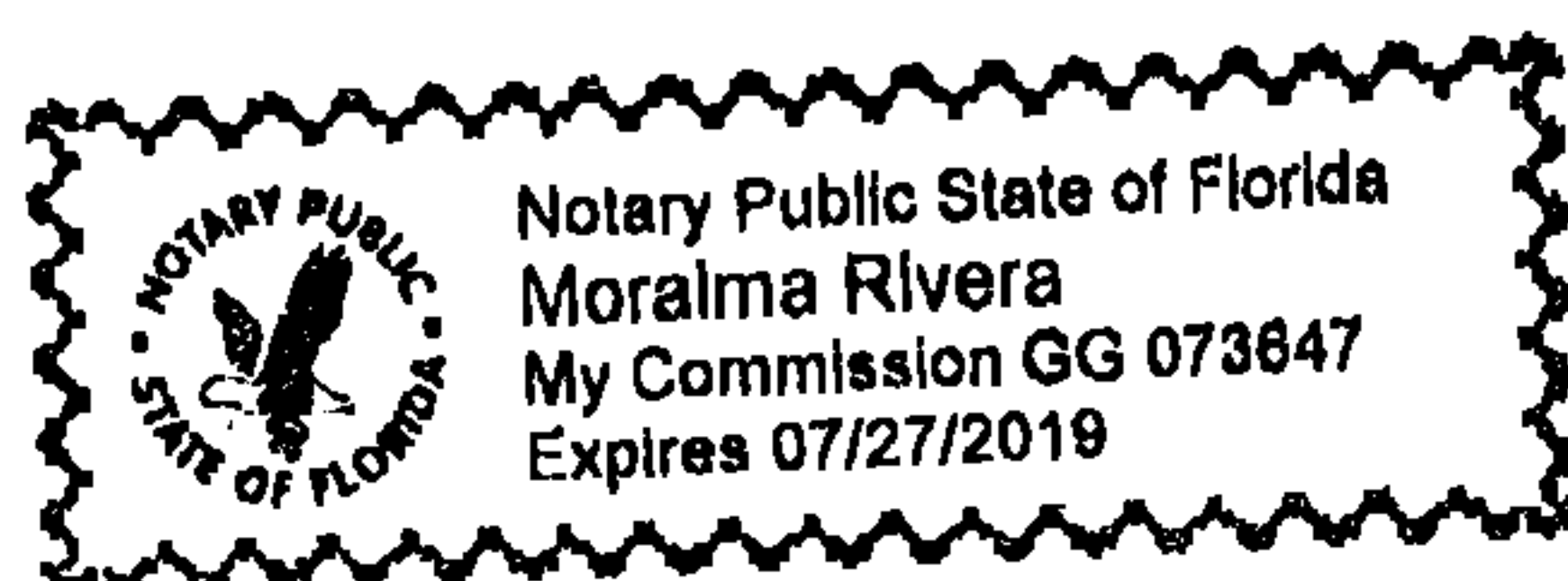
Contract Management Coordinator

Printed Name & Title

STATE OF FloridaPalm Beach COUNTY

I, Moraima Rivera, a Notary Public in and for said County, in said State, hereby certify that Katherine Burgos, whose name as Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA10**, 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 28 day of February, 20 17.

M. Rivera
NOTARY PUBLIC Moraima Rivera
My Commission Expires: _____

POA Recorded: December 3, 2013
as Instrument No: 20131203000468000
Loan No: 7128034050

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Deutsche Bank Trust Company</u>	Grantee's Name	<u>Robert B Sellers and Ashley S Sellers</u>
Mailing Address	<u>1661 Worthington Road Suite 100</u>	Mailing Address	<u>812 Aberlady Place</u>
	<u>West Palm Beach, FL 33409</u>		<u>Birmingham, AL 35242</u>
	_____		_____
Property Address	<u>812 Aberlady Place</u>	Date of Sale	<u>02/24/2017</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 430,000.00</u>
	_____	or	
	_____	Actual Value	<u>\$ 430,000.00</u>
		or	
		Assessor's Market Value	<u>\$ 430,000.00</u>

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 03/01/2017Print Javid Ahmed (As Agent)

Unattested _____

Sign Javid Ahmed

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/23/2017 08:17:13 AM
 \$107.00 CHERRY
 20170323000096480

Form RT-1