

20170424000139250  
04/24/2017 11:54:59 AM  
DEEDS 1/4

Commitment Number: 170059865  
Seller's Loan Number: 0015532922

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**22-7-35-2-010-017.000**

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**SPECIAL WARRANTY DEED**

**Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2, whose mailing address is 3217 S. Decker Lake Dr. Salt Lake City, UT 84119, hereinafter grantor, for \$120,000.00 (One Hundred Twenty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to ROBERT E. OWENS, hereinafter grantee, whose tax mailing address is 3492 Bearden Lane, Helena, AL 35080, the following real property:**

**THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TOWIT: LOT 575, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS - SECTOR 4, PHASE 1, AS RECORDED IN MAP BOOK 34, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**BEING THE SAME PROPERTY AS CONVEYED FROM RED MOUNTAIN, LLC, AS AUCTIONEER TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, AS DESCRIBED IN INSTRUMENT NO. 20170131000037450, DATED 1/23/2017, RECORDED 1/31/2017 IN SHELBY COUNTY RECORDS.**

**Property Address is: 634 WATERFORD LN CALERA, AL 35040**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20170131000037450**

Executed by the undersigned on 4-11, 2017:

**Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: *Matthew Romrell* 4-11-17

Name: Matthew Romrell

Its: Doc. Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

*\*Personally Known*

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Matthew Romrell its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Attorney-in-Fact and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 11<sup>th</sup> day of April, 2017



*Rachel Funk*  
Notary Public

# 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 National Trust  
Company, as Trustee, in trust for  
registered holders of Long Beach  
Mortgage Loan Trust 2006-2,  
Asset-Backed Certificates, Series  
2006-2

Mailing Address 3217 S. Decker Lake Dr. Salt  
Lake City, UT 84119

Property Address 634 WATERFORD LN CALERA,  
AL 35040

Grantee's Name ROBERT E. OWENS

Mailing Address 3492 Bearden Lane, Helena,  
AL 35080

Date of Sale 4/11/17  
Total Purchase Price 120,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

20170424000139250 04/24/2017 11:54:59 AM DEEDS 4/4

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 4-11-17

Print Matthew Romrell, Document Control Officer

Sign  4-11-17  
(Grantor/Grantee/Owner/Agent) circle one  
☒ Robert Romrell, Inc. as Attorney in Fact

(verified by)





Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/24/2017 11:54:59 AM  
\$144.00 CHERRY  
20170424000139250