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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
Douglas Ballard
189 South Ocean Shores Drive
Key Largo, FL 33037

File #: 101-10146966

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of ONE HUNDRED EIGHTY-THREE THOUSAND SEVEN HUNDRED FIFTY and 00/100 (\$183,750.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Q07, whose post office address is 8950 Cypress Waters Blvd., Coppell, TX 75019, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to DOUGLAS BALLARD, whose address is 189 South Ocean Shores Drive, Key Largo, FL 33037, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 30 Hidden Creek Lane, Montevallo, AL 35115
Parcel ID: 28-3-06-0-001-003.008

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 29 day of August, 2019.

[Signature]
Witness

Dannille Chapman
Printed Name

DEUTSCHE BANK TRUST COMPANY AMERICAS, as
Trustee for Residential Accredit Loans, Inc., Mortgage Asset-
Backed Pass-Through Certificates, Series 2006-QO7
By: NATIONSTAR MORTGAGE LLC, as attorney in fact

[Signature]
Witness

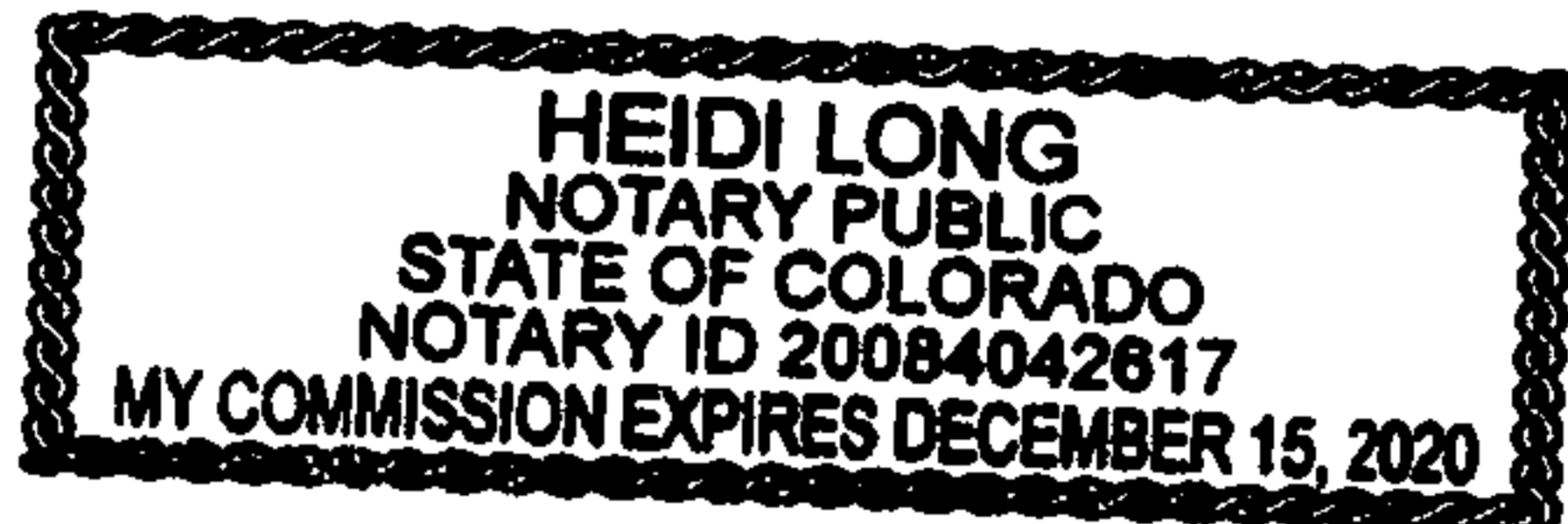
By: [Signature]
Name/Title: Karen Skinner
Assistant Secretary

Jeannine Hanson
Printed Name

STATE OF CO
COUNTY OF Douglas

I, a Notary Public, in and for said County in said State, hereby certify that Karen Skinner
Assistant Secretary
whose name is Asst. Sec. of NATIONSTAR MORTGAGE 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-QO7, is signed to the foregoing
instrument or 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.

Given under my hand this 29 day of August, 2019.



[Signature]
Notary Public
My commission expires: 12-15-20

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, AND RUN SOUTH 89 DEGREES 54 MINUTES 20 SECONDS WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 614.37 FEET; THENCE RUN SOUTH 5 DEGREES WEST FOR 449 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37 DEGREES 52 MINUTES AND A RADIUS OF 481.48 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE FOR 318.21 FEET; THENCE RUN SOUTH 42 DEGREES 52 MINUTES WEST FOR 129.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE SOUTH 42 DEGREES 52 MINUTES WEST FOR 400 FEET TO THE NORTH BOUNDARY OF SHELBY COUNTY HIGHWAY 22; THENCE RUN SOUTH 58 DEGREES 6 MINUTES 23 SECONDS EAST ALONG SAID NORTH BOUNDARY FOR 334.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 2 DEGREES 3 MINUTES 55 SECONDS AND A RADIUS OF 596.62; FEET THENCE RUN EAST ALONG SAID CURVE FOR 21.51 FEET; THENCE RUN NORTH 55 DEGREES 45 MINUTES 35 SECONDS EAST FOR 247.64 FEET TO THE WEST BOUNDARY OF THE CITY OF CALERA WATER WORKS PROPERTY; THENCE RUN NORTH 5 DEGREES 2 MINUTES 10 SECONDS EAST ALONG SAID WEST BOUNDARY FOR 292.88 FEET; THENCE RUN NORTH 85 DEGREES WEST FOR 284.83 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

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
 Mailing Address Americas
8950 Cypress Waters Blvd
Coppell, TX 75019

Grantee's Name Douglas Ballard
 Mailing Address _____
189 South Ocean Shores Drive
Key Largo, FL 33037

Property Address 30 Hidden Creek Lane
Montevallo, AL 35115

Date of Sale 8-29-2019
 Total Purchase Price \$ 183,750.⁰⁰
 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 Special Warranty Deed

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 _____

Print _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 09/09/2019 10:40:11 AM
 \$215.00 JESSICA
 20190909000330550

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Allen S. Bayl