

Prepared by: Jonathan H. Kasper, Esq. <b>McCalla Raymer Leibert Pierce, LLC</b> <b>Closing Department</b> Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 180 Gregory Drive Montevallo, AL 35115
--	---

**SPECIAL WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-FF4** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Richard M. Wood** (hereinafter referred to as GRANTEE), his, her, or its heirs, transferees, and assigns, all right, title, interest and claim in or to the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

LOTS 15, 16, 17 AND 18 IN BLOCK E ACCORDING TO THE MAP OF WILMONT AS RECORDED IN MAP BOOK 3 PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the aforegranted real estate to GRANTEE, his, her, or its heirs, transferees, and assigns FOREVER IN FEE SIMPLE.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except there are no liens or encumbrances outstanding against the premises conveyed herein, which were created or suffered by the undersigned and not specifically excepted herein.

**THIS CONVEYANCE IS MADE SUBJECT TO ANY RIGHT OF REDEMPTION ARISING BY VIRTUE OF THE FORECLOSURE OF A MORTGAGE EVIDENCED BY THE FORECLOSURE DEED FILED FOR RECORD 04/24/2019 IN INSTRUMENT NUMBER 20190424000133860, PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Property Address: 180 Gregory Drive, Montevallo, AL  
35115  
File#: AL190108

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-FF4 who is authorized to execute this conveyance, has hereto set its signature and seal, on this 29 day of August, 2019.

Deutsche Bank National Trust Company, as  
Trustee for FFMLT Trust 2006-FF4, Mortgage  
Pass-Through Certificates, Series 2006-FF4  
By: Specialized Loan Servicing, LLC as Attorney  
in Fact

By: [Signature] (SEAL)  
Name:  
Title: Keith Johnsen  
Attested: Title and Closing Supervisor (SEAL)  
Name: Specialized Loan Servicing LLC  
Title: As Attorney in Fact

State of COLORADO  
County of DOUGLAS  
Alexander S Asinof


I, \_\_\_\_\_ the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Keith Johnsen whose name as attorney-in-fact of Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-FF4, is signed to the foregoing conveyance, and who is known to me or has produced \_\_\_\_\_ as identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer with full authority, executed same voluntarily for and as the act of said corporation, acting in his/hers capacity as aforesaid on the day that bears the same date

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 29 day of August, 2019.

[Signature]  
Notary Public

ALEXANDER S. ASINOF  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154034451  
MY COMMISSION EXPIRES 08/31/2023

My Commission expires: \_\_\_\_\_

  
20190930000355320 2/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
09/30/2019 08:37:47 AM FILED/CERT



## 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 for  
FFMLT Trust 2006-FF4,  
Mortgage Pass-Through  
Certificates, Series 2006-FF4  
Mailing Address 8742 Lucent Blvd Suite 300  
Highlands Ranch, CO 80129  
Property Address 180 Gregory Drive  
Montevallo, AL 35115

Grantee's Name Richard M. Wood

Mailing Address P.O. Box 277  
Wilton, AL 35187

Date of Sale 09/23/2019  
Total Purchase Price \$67,000.00

or  
Actual Value

or  
Assessor's Market Value \$0.00

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

Shelby County, AL 09/30/2019  
State of Alabama  
Deed Tax: \$67.00

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 \_\_\_\_\_

Unattested

(verified by)

Print

Sign

Dominique Cue

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190930000355320 3/3 \$95.00  
Shelby Cnty Judge of Probate, AL  
09/30/2019 08:37:47 AM FILED/CERT