

Prepared by: Stuart Gordan McCalla Raymer Leibert Pierce, LLC Closing Department Two North Twentieth Street, Suite 1310 Birmingham, AL 35203	Send Property Tax Notice to: 135 Grande Club Drive Maylene, AL 35114
-------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------

SPECIAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Twenty Four Thousand Five Hundred and 00/100 Dollars (\$224,500.00)** 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 HIS Asset Securitization Corporation Trust 2007-HE1** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Tia Maddox Edwards** (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:

Lot 3, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 3rd Addition, as recorded in Map Book 20, Page 111, 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 03/08/2021 IN INSTRUMENT# 20210308000114600, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Documentary Evidence - Settlement Statement

Property Address: 135 Grande Club Drive, Maylene,
AL 35114
File#: AL210504

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for HIS Asset Securitization Corporation Trust 2007-HE1 who is authorized to execute this conveyance, has hereto set its signature and seal, on this 22 day of November, 2021.

Deutsche Bank National Trust Company, as
Trustee for HIS Asset Securitization Corporation
Trust 2007-HE1
By: Specialized Loan Servicing LLC its
attorney-in-fact

By: [Signature] (SEAL)

Name: Barry Coon
Title: Vice President

Attested: [Signature] (SEAL)

Name: Stanley L.
Title:

State of Colorado
County of Arapahoe

I, Sally Sabin, the undersigned authority, a Notary Public, in and for said county, in said state, hereby certify that Barry Coon whose name as Vice President for Specialized Loan Servicing LLC Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for HIS Asset Securitization Corporation Trust 2007-HE1, 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 22 day of November, 2021.

[Signature]

Notary Public

My Commission expires: 07/07/2025

SALLY SABIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214027163
MY COMMISSION EXPIRES 07/07/2025

Grantors' Address:

6200 S. Quebec St
Greenwood Village, CO 80111

Grantee's Address:

This instrument prepared by:

McCalla Raymer Leibert Pierce, LLC
Closing Department
1544 Old Alabama Road
Roswell, GA 30076

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 HIS Asset Securitization Corporation Trust 2007-HE1	Grantee's Name	Tia Maddox Edwards
Mailing Address	6200 S. Quebec St Greenwood Village, CO 80111	Mailing Address	
Property Address	135 Grande Club Drive Maylene, AL 35114	Date of Sale	12/03/2021
		Total Purchase Price	\$224,500.00
		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 _____

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 November 22, 2021
 _____ Unattested
 _____ (verified by)

Print Barry Coon
 Sign _____
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2021 12:09:55 PM
 \$252.50 BRITTANI
 20211202000575770

Allie S. Bayl