

20220503000180710
05/03/2022 11:35:39 AM
DEEDS 1/2

This Document Prepared By:

Leila H. Hale, Esq.
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

After Recording Send Tax Notice To:

WCB Realty Company, LLC
9000 Parkway East, Suite 101
Birmingham, AL 35206

Assessor's Parcel Number: 03-9-32-0-002-006.053

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$625,000.00), to the undersigned GRANTOR, **DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR15, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR15, by PHH Mortgage Corporation its attorney-in-fact**, whose mailing address is C/O PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, New Jersey 08054, (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 **WCB Realty Company, LLC**, (herein referred to as grantee), whose mailing address is 9000 Parkway East, Suite 101, Birmingham, Alabama 35206, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 57, ACCORDING TO THE SURVEY OF GREYSTONE 1ST SECTOR, PHASE II, AS RECORDED IN MAP BOOK 15, PAGE 58,59,60 AND 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 3625 Shandwick Place, Birmingham, Alabama 35242

Source of Title. Ref.: Deed: Recorded January 11, 2021; Doc. No. 20210111000016400

Total Purchase Price: \$625,000.00

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.

Property Address: 3625 Shandwick Place, Birmingham, AL 35242 (Shelby)

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: April 26, 2022Printed Name: Jacqueline S. MichaelsonSignature: Jacqueline S. Michaelson

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 26th day of April, 2022.

DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR15, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR15, by PHH Mortgage Corporation its attorney-in-fact

Attest:

Belgica Rodriguez
Belgica Rodriguez
April 26, 2022

Contract Management Coordinator

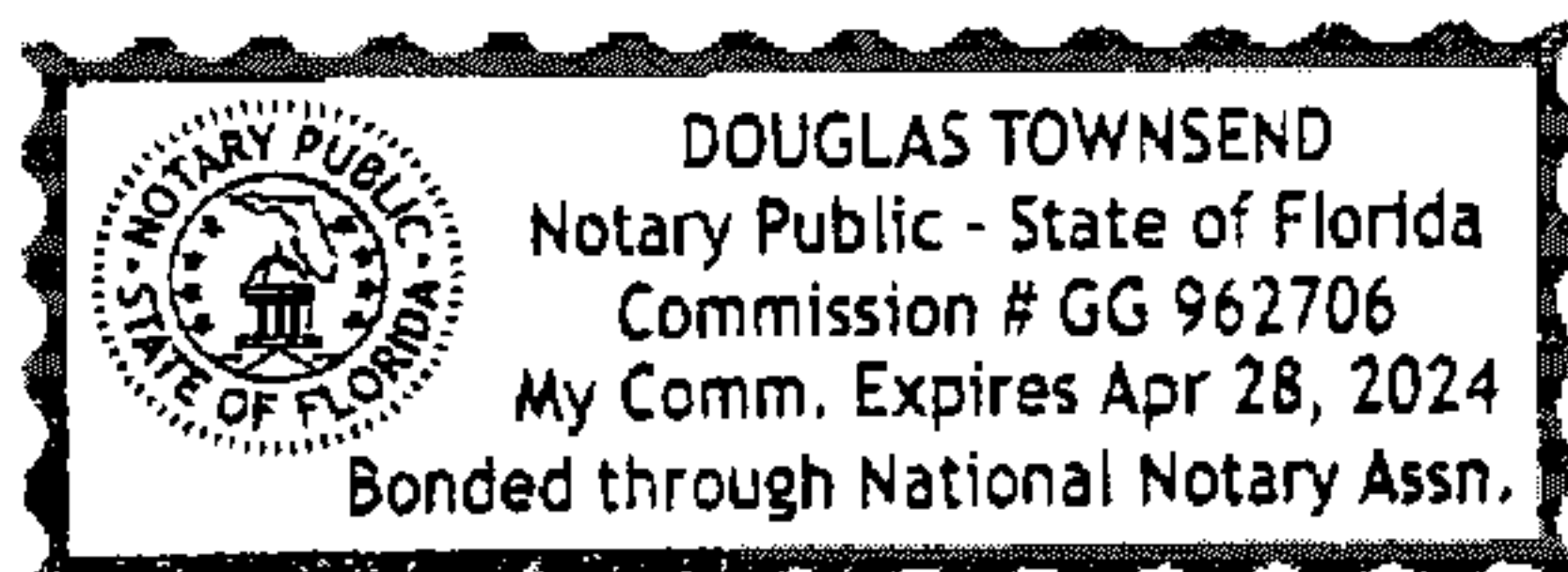
Printed Name & Title

STATE OF FLORIDA
PALM BEACH COUNTY

Douglas Townsend

I, Douglas Townsend, a Notary Public in and for said County, in said State, hereby certify that by means of ☒ physical presence or ☐ online notarization, Jacqueline S. Michaelson, whose name as Contract Management Coordinator of **PHH Mortgage Corporation its attorney-in-fact for DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR15, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR15**, 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, she, as such officer 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2022 11:35:39 AM
\$26.00 CHERRY
20220503000180710

Given under my hand and official seal of office this 26th day of April, 2022.

NOTARY PUBLIC Douglas Townsend

My Commission Expires: _____

POA recorded simultaneously herewith

Loan No. 7192008675

Alvin S. Byrd

Property Address: 3625 Shandwick Place, Birmingham, AL 35242 (Shelby)