

This Document Prepared By:

Ofori Law Firm, Joey Ofori
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

After Recording Send Tax Notice To:

Chris House
165 High Crest Road
Pelham, AL 35124

Assessor's Parcel Number: 33-6-13-0-001-003-001

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of FORTY-ONE THOUSAND AND NO/100 DOLLARS (\$41,000.00), to the undersigned GRANTOR, **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R6, by its attorney-in-fact PHH Mortgage Corporation**, whose mailing address is C/o PHH Mortgage Corporation, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, (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 **Chris House – a single person**, (herein referred to as grantee), whose mailing address is 165 High Crest Road, Pelham, AL 35124, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 95 Highway 402, Shelby, Alabama 35143

Source of Title. Ref.: Deed: Recorded May 1, 2024; Doc. No. 20240501000127010

Total Purchase Price: \$41,000.00

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.

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: November 21, 2024

Printed Name: Carlene Reid, Contract Management Coordinator

Signature: _____

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 21 day of November, 2024.

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R6, by its attorney-in-fact PHH Mortgage Corporation

Attest:

[Signature]

11-21-2024

Oscar Giraldo, Contract Management Coordinator
Printed Name & Title

By:

[Signature]

11-21-2024

Carlene Reid, Contract Management Coordinator
Printed Name & Title

STATE OF FLORIDA

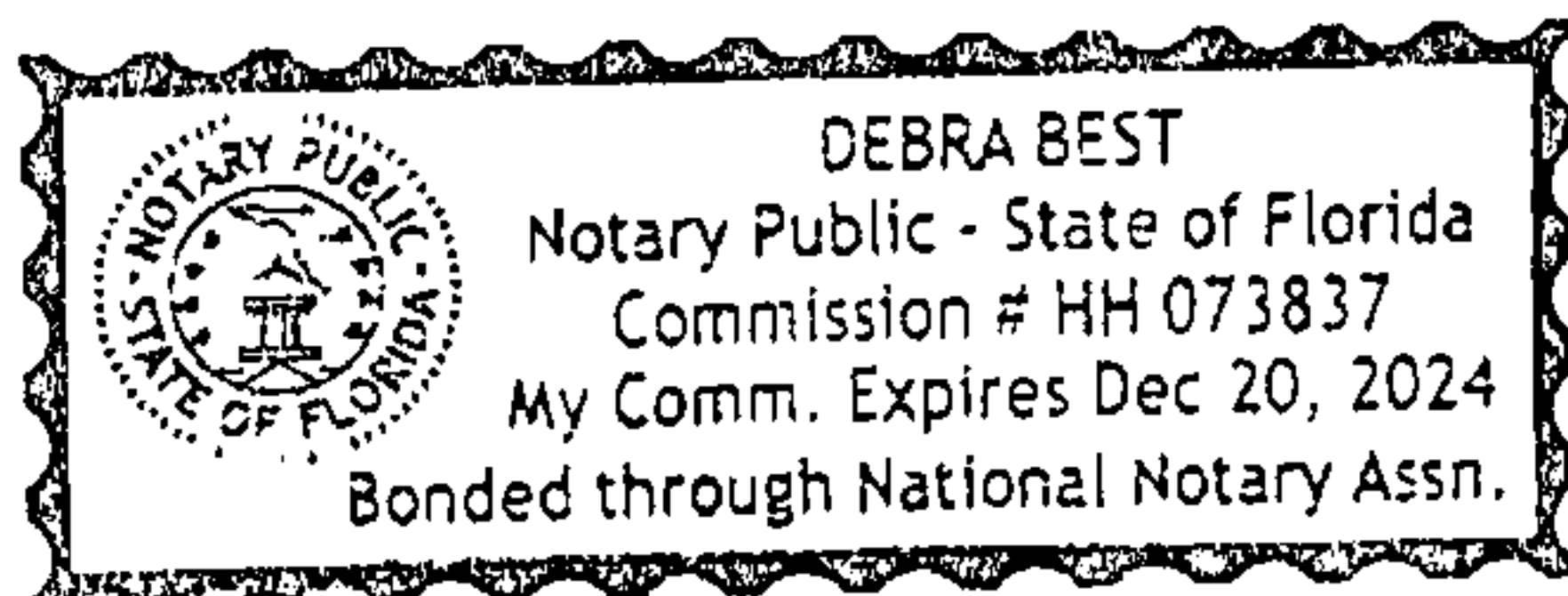
PALM BEACH COUNTY

I, Debra Best, a Notary Public in and for said County, in said State, hereby certify that by means of ☒ physical presence or ☐ online notarization, Carlene Reid, whose name as Contract Management Coordinator of **PHH Mortgage Corporation its attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R6**, a corporation, is signed to the foregoing conveyance, and who is personally 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

Given under my hand and official seal of office this

21 day of November, 2024.



[Signature]

Debra Best

NOTARY PUBLIC

My Commission Expires: _____

POA recorded simultaneously herewith

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHWEST CORNER LOT 1 OF RICE ACRES, SECTOR TWO, AS RECORDED IN MAP BOOK 5, PAGE 87, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE NORTH 89 DEGREES 57 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION AND SAID LOT 1 A DISTANCE OF 558.05 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 01 SECOND EAST A DISTANCE OF 144.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 48 MINUTES 33 SECONDS EAST A DISTANCE OF 274.68 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 57 SECONDS WEST A DISTANCE OF 199.88 FEET TO THE NORTHERLY RIGHT OF WAY OF OLD HOUSE ROAD; THENCE NORTH 53 DEGREES 37 MINUTES 03 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 33.40 FEET; THENCE NORTH 04 DEGREES 25 MINUTES 38 SECONDS EAST A DISTANCE OF 213.10 FEET; THENCE NORTH 73 DEGREES 22 MINUTES 55 SECONDS EAST A DISTANCE OF 126.87 FEET TO THE POINT OF BEGINNING.

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 – See Ex-

Grantee's Name

Chris HouseA
Mailing Address C/o PHH Mortgage
Corporation, 1661 Worthington Road, Suite
100, West Palm Beach, FL 33409Mailing Address 165 High Crest Road, Pelham,
AL 35124Property Address 95 Highway 402, Shelby,
AL 35143Date of Sale November 21, 2024Total Purchase Price \$41,000.00

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 21, 2024

Print Carlene Reid, Contract Management Coordinator

☐ Unattested [Signature]

Sign [Signature]
(Grantor)

Oscar Giraldo Contract Management Coordinator
(verified by)

Form RT-1

eForms

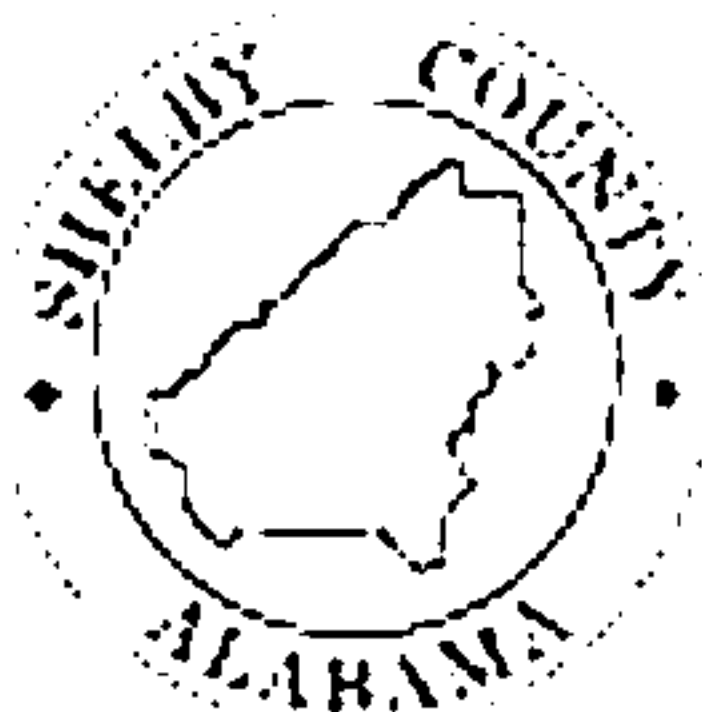
EXHIBIT 'A'

Grantor/Seller:

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R6, by its attorney-in-fact PHH Mortgage Corporation

By: [Signature] 11-21-2024

Printed Name & Title: Carlene Reid, Contract Management Coordinator



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2024 09:01:52 AM
\$75.00 JOANN
20241206000375230

Allie S. Bayl