

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Ana's Insurance, LLC
185 Battles Circle
Clanton, AL 35045

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$74,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee for NEW CENTURY HOME EQUITY LOAN TRUST 2006-1, by CARRINGTON MORTGAGE SERVICES, LLC, as Attorney in Fact** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **ANA'S INSURANCE, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$74,900.00 of the above-recited consideration is being paid in cash.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 28th day of July, 2025, and recorded in Inst. No. 20250729000229090 in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Edward James to Foundation Financial National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1, recorded in Inst. No. 20161020000385650, under and in accordance with the laws of the State of Alabama or the United States of America.

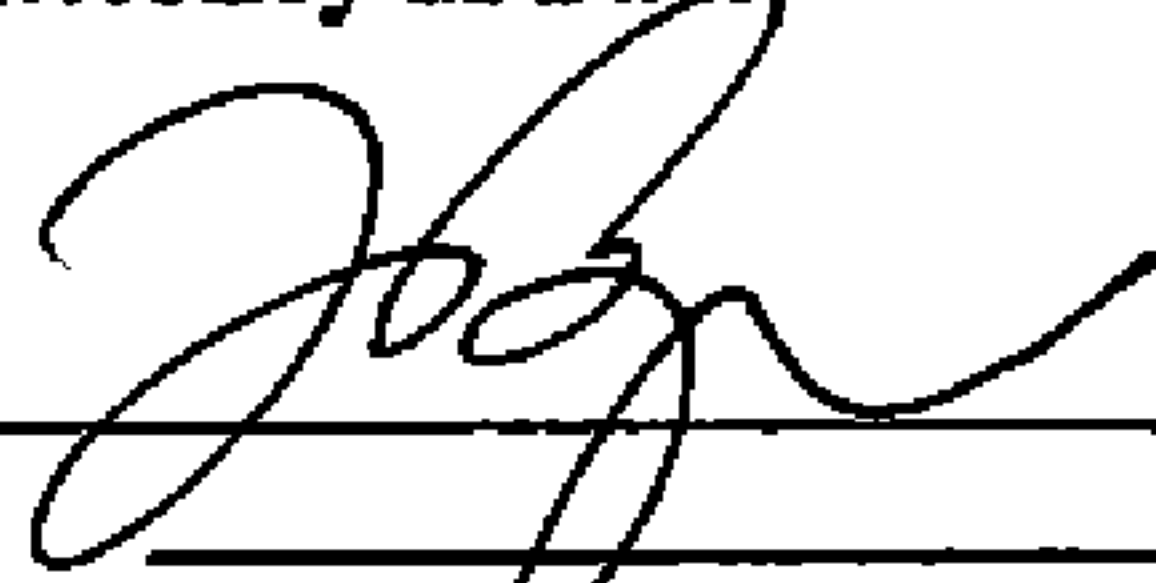
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

Grantor makes no representation or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 17TH day of October, 2025.

DEUTSCHE BANK NATIONAL TRUST COMPANY,
As Indenture Trustee for
NEW CENTURY HOME EQUITY LOAN TRUST 2006-1,
By CARRINGTON MORTGAGE SERVICES, LLC,
As Attorney in Fact

By:  Joseph Anthony Barragan
Its: Authorized Agent REO Supervisor
Carrington Mortgage Services, LLC
Attorney in Fact

STATE OF _____)
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that _____, as Authorized Agent for CARRINGTON MORTGAGE SERVICES, LLC, as Attorney in Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, as Indenture Trustee for NEW CENTURY HOME EQUITY LOAN TRUST 2006-1, whose name 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 instrument, s/he, as said Authorized Agent, and with full authority, executed the same voluntarily for and as the act of said company, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the _____ day of October, 2025

NOTARY PUBLIC
My commission expires:


See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

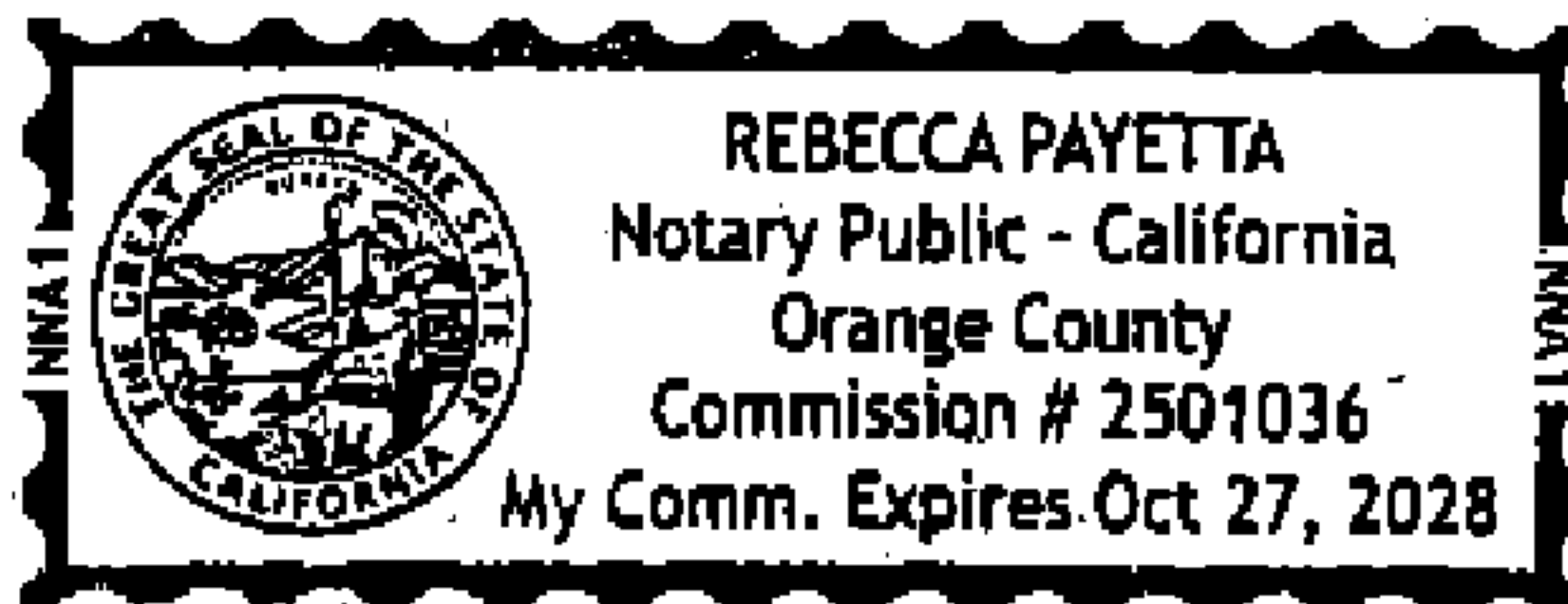
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

}

On October 17th 2025 before me, Rebecca Payetta, Notary Public, personally appeared, **Joseph Anthony Barragan**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____

REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

Exhibit A

Legal Description

Lots 1 and 2, in Block "D", according to Farris Subdivision, First Addition, as shown by map recorded in Map Book 4 page 20 in the Office of the Judge of Probate of Shelby County, Alabama; said lots are further described as follows: Beginning at the point of intersection of the North line of Dry Valley Road with the West line of O'Neal Drive and run thence North 26 degrees 34 minutes West for a distance of 200 feet; thence turn to the left at an angle of 90 degrees and run in a Westerly direction 150 feet; run thence South 26 degrees 34 minutes East for a distance of 215 feet to the North line of Dry Valley Road; then thence North 57 degrees 39 minutes East along the North line of Dry Valley Road for a distance of 150.77 feet to the point of beginning; being 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 NATIONAL TRUST COMPANY, and AS INDENTURE TRUSTEE FOR NEW and CENTURY HOME EQUITY LOAN TRUST 2006-1	Grantee's Name	ANA'S INSURANCE, LLC
Mailing Address	1600 SOUTH DOUGLASS RD, SUITE 200A ANAHEIM, CA 92806	Mailing Address	185 BATTLES CIRCLE CLANTON, AL 35045
Property Address	11 O'NEAL DRIVE CALERA, AL 35040	Date of Sale	October 21, 2025
		Total Purchase Price	\$74,900.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

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 **October 21, 2025**

Print **Malcolm S. McLeod**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk (verified by)
Shelby County, AL
10/23/2025 08:03:23 AM
\$109.00 JOANN
20251023000324680

Sign

(Grantor/Grantee/Owner/Agent) circle one

Allen S. Byrd