(1)

20050404000153740 1/3 $18.00
Shelby Cnty Judge of Probate,AL
04/04/2005 02:23:44PM FILED/CERT

Debborah Garrison #1713454500 #8002715000

Sales Price: $50,750.00

Down Payment: 750.00

Balance Due: 50,000.00

Finance Charges: 67,796.80

Total of Payments: 117,796.80

ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 2nd day of February, 2005, BETWEEN Walter Mortgage Company, a Delaware corporation, having an address of 6331 Grapevine Highway, Suite 280, North Richland Hills, Texas 76180 the party of the first part, and Ronald E. Tyes, 205 Skyview Dr. Montevallo, AL 35115 of the County of Shelby and State of Alabama, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of $10.00 Ten and other valuable considerations Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said party of the second part, and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title and interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever, subject to all easements and restrictions of record, if any, and further subject to any encroachments.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by Joe Kelly, Vice President of Walter Mortgage Company, for that company, the day and year above written.

WALTER MORTGAGE COMPANY

By: _____

Name: Joe Kelly

Title: Vice President

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ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared Joe Kelly, to me personally well known, who acknowledged that he/she is the Vice President of Walter Mortgage Company, a corporation, and that (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and official seal as such Notary Public on this the 2nd day of February, 2005.

Sandra M. Self

NOTARY PUBLIC
Print Name:
My Commission Expires:

Sandra M Self
My Commission DD067745
Expires October 24, 2005

THIS INSTRUMENT PREPARED BY:
Jeffrey P. Thofner, Esquire
P. O. Box 31601
Tampa, FL 33631-3601
JPT-T-3.JWH (Rev. 7/01)

AFTER RECORDING RETURN TO:
Walter Mortgage Company
P. O. Box 31601
Tampa, FL 33631-3601
Attention: CT Witherington

20050404000153740 3/3 $18.00
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1713454500 -- Deborah Garrison

EXHIBIT "E"

8002715000
County of Shelby
State of Alabama

COMMENCE AT THE NORTHWEST CORNER OF THE WEST ONE HALF (W ½) OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE S 89 DEG 30' 59" E ALONG THE NORTH LINE OF SAID HALF QUARTER-QUARTER A DISTANCE OF 725.00 FEET TO A POINT; THENCE RUN S 15 DEG 29' 01" W A DISTANCE OF 439.10 FEET TO A FOUND OLD IRON CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN S 89 DEG 31' 01" W A DISTANCE OF 133.56 FEET TO A FOUND OLD IRON CORNER ON THE EAST MARGIN OF JONES ROAD; THENCE RUN N 22 DEG 22' 57" E CROSSING JONES ROAD A DISTANCE OF 243.81 FEET TO A FOUND REBAR CORNER ON THE SAME SAID EAST MARGIN OF SAME SAID JONES ROAD; THENCE RUN S 10 DEG 17' 18" E A DISTANCE OF 227.98 FEET TO THE POINT OF BEGINNING, CONTAINING 15,002 SQUARE FEET, MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON AN IRON PIPE (FOUND) AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. SAID IRON PIPE BEING THE POINT OF COMMENCEMENT; THENCE RUN S 88'52'17" E ALONG THE NORTH BOUNDARY LINE OF SAID FRACTIONAL SECTION 27 FOR A DISTANCE OF 725.00 FEET; THENCE RUN S15'15'40" W FOR A DISTANCE OF 209.13 FEET TO AN IRON PIPE (FOUND), SAID IRON PIPE BEING THE POINT OF BEGINNING; THENCE RUN S 17'11'02" W FOR A DISTANCE OF 227.88 FEET TO AN IRON PIPE (FOUND) AND A FENCE CORNER; THENCE RUN N63'08'35" W ALONG A FENCE LINE FOR A DISTANCE OF 133.33 FEET TO AN IRON PIPE (FOUND) ON THE EAST SIDE OF JONES ROAD (HAVING A PRESCRIPTIVE RIGHT-OF-WAY); THENCE RUN N49'47'25" E FOR A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNIN. SAID PARCELL LYING IN THE WEST HALF OF FRACTIONAL SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND CONTAINING .34 ACRES MORE OR LESS.

RET

LESS AND EXCEPT ANY ROAD RIGHT OF WAYS OF RECORD. GRANTOR DOES NOT ASSUME ANY LIABILITY FOR UNPAID TAXES.

THIS DEED IS GIVEN SUBJECT TO THAT CERTAIN MORTGAGE FROM THE GRANTEE HEREIN TO THE GRANTOR HEREIN DATED THE 2nd DAY OF FEBRUARY, 2005

A PURCHASE MONEY MORTGAGE IS BEING RECORDED SIMULTANEOUSLY HEREWITH TO SECURE THE DEFERRED PAYMENT INDEBTEDNESS.