



20140619000186290 1/7 \$98.00  
Shelby Cnty Judge of Probate, AL  
06/19/2014 11:59:24 AM FILED/CERT

This instrument was prepared by  
LPP Mortgage Ltd.

Send Tax Notice To:  
LPP Mortgage Ltd.

(Name)  
7195 Dallas Parkway Plano TX 75024

(Name)  
7195 Dallas Parkway Plano TX 75024

(Address)

(Address)

## QUIT CLAIM DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

Property Acceptance Corporation do remise, release, quit claim and convey to the said LPP Mortgage Ltd.

all rights, title, interest, and claim in or to the following described real estate situated in

County Alabama, to-wit:

A part of the Southwest Quarter of the Northwest Quarter of Section 6, Township 21 South, Range 2 East, being more particularly described as follows: Commence at the point of intersection of the east right of way line of State Highway #25 with the South right of way line of McGowan Road and run East along the South right of way line of said McGowan Road a Distance of 186.00 feet to the point of beginning: thence continue along last described course a distance of 142.05 feet, thence turn an angle of 86 degrees 39 minutes 59 seconds right and run a distance of 685.54 feet to the North right of way line of the Norfolk Southern Railroad: thence turn an angle of 70 degrees 36 minutes 35 seconds right and run a distance of 172.87 feet along said right of way: thence turn an angle of 111 degrees 00 minutes 39 seconds right and run a distance of 751.49 feet to the point of beginning

TO HAVE AND TO HOLD, to the said LPP Mortgage Ltd., their heirs and assigns, forever.

IN WITNESS WHEREOF, Property Acceptance Corporation have hereunto set \_\_\_\_\_ their hand(s) and seal(s), this 30 day

of May, 20 14.

Property Acceptance Corporation

By

  
Kent Twitchell  
Its Attorney-In-Fact

QUIT CLAIM DEED

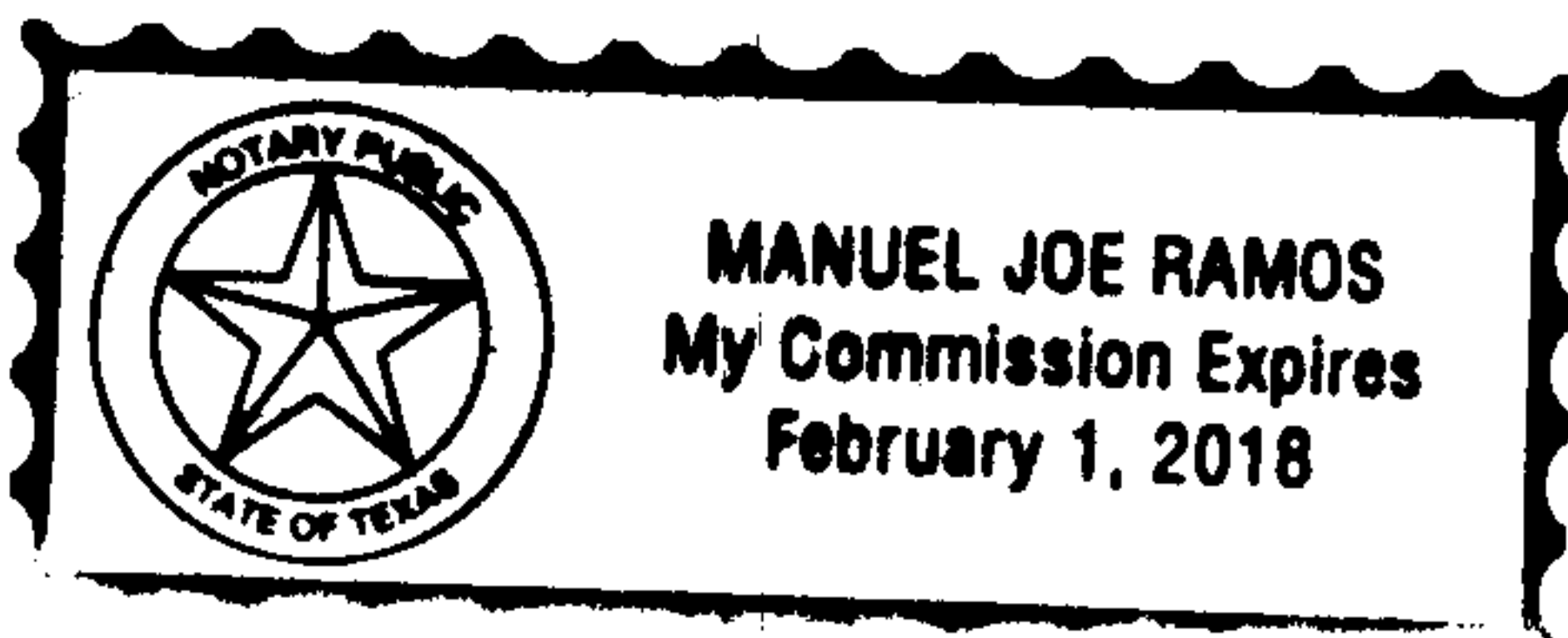
Page 2

STATE OF Texas  
COUNTY OF Colita

General Acknowledgment

I, Manuel Joe Ramos, a Notary Public in and for said County in said State, hereby certify that for Kent Litchell, signed the foregoing conveyance, and whose is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, \_\_\_\_\_, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31 day of May 2014.



[Signature] Notary Public

Return to:

TO

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF

Recording Fee \$



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Shelby County, AL 06/19/2014  
State of Alabama  
Deed Tax:\$66.00

Deed tax \$ \_\_\_\_\_ \$

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20140619000186290 3/7 \$98.00  
Shelby Cnty Judge of Probate, AL  
06/19/2014 11:59:24 AM FILED/CERT



Document Prepared By:  
When Recorded Mail To:  
CLMG Corp.  
7195 Dallas Parkway  
Plano, TX 75024  
Jacob Cherner  
Reviewed For Form & Content By:

C5239Pg083

20140619000186290 4/7 \$98.00  
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Jennifer Williams Bryan, Esq.  
**LIMITED POWER OF ATTORNEY**

From time to time Property Acceptance Corp., as General Partner of LPP Mortgage Ltd. ("LPP"), may permit CLMG Corp. to service certain residential mortgage loans owned by LPP with an unpaid principal balance of less than \$1 million (the "Mortgage Loans"). In order to facilitate such servicing, LPP hereby constitutes and appoints Kent Twitchell, Senior Vice President of CLMG Corp., (provided that such person continues to hold such corporate office), as its true and lawful attorney-in-fact, and in its name, place and stead and for its use and benefit, to execute and acknowledge all documents for the purpose of (i) procuring, preparing, completing and recording any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument which is required (a) for the proper servicing of the related Mortgage Loan or otherwise necessary to cure any defect in the chain of title, (b) to ensure that record title to the Mortgage Loan vests in LPP or LPP's designee, and (c) for any other transfer of record title which is required with respect to the Mortgage Loans or the underlying security interest related to each Mortgage Loan; (ii) ensuring that each promissory note related to each Mortgage Loan has been properly endorsed to LPP or LPP's designee; (iii) curing any defects associated with any other document or instrument with respect to a Mortgage Loan related to the servicing thereof; (iv) pursuing, prosecuting and defending foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies, suits and other related matters with respect to properties subject to the Mortgage Loans (the "Mortgage Properties"); (v) executing, without recourse of any kind to LPP, all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage Properties acquired by LPP either by foreclosure or by deed in lieu of foreclosure; (vi) taking such further actions as are deemed necessary or required to service, administer and enforce the terms of the Mortgage Loans; and (vii) endorsing checks, drafts and other evidences of payment made payable to LPP regarding the Mortgage Loans.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all things requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, as if the undersigned were personally present. This Limited Power of Attorney is executed and is effective as of this 2<sup>nd</sup> day of August 2013, and expires on the first anniversary date thereafter. Notwithstanding anything to the contrary herein, this Limited Power of Attorney may be revoked at any time.

Any photocopy or other reproduction of this Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing or otherwise.

Property Acceptance Corp.,  
General Partner  
LPP Mortgage Ltd.

WITNESS

WITNESS

By: Jacob Cherner  
Name: Jacob Cherner  
Title: Executive Vice President

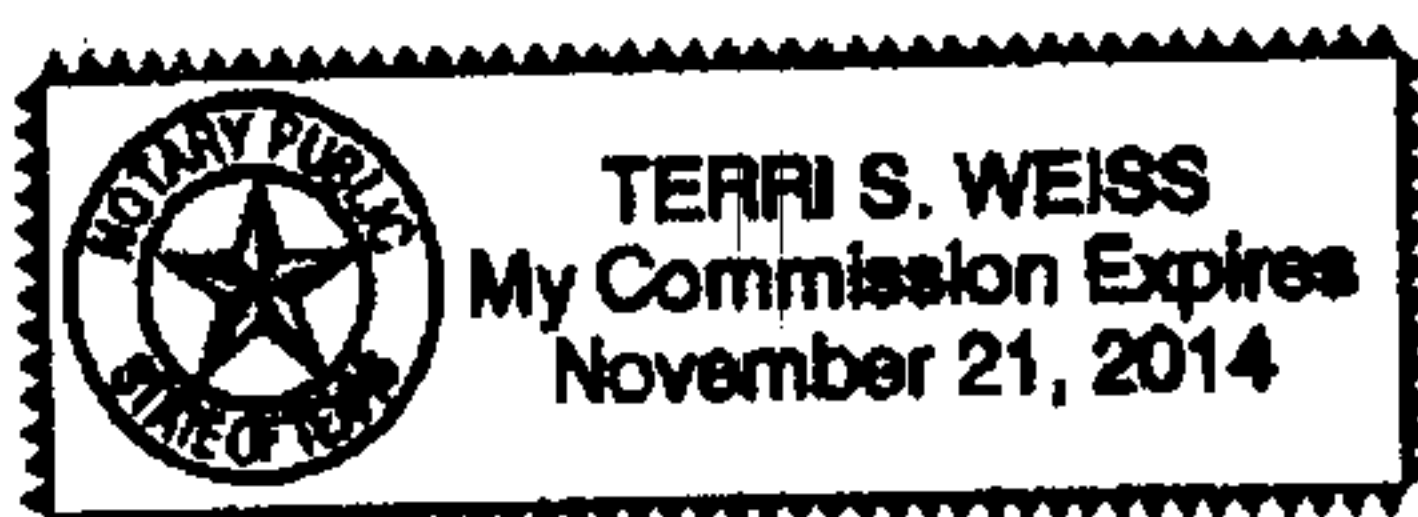
By: Stephen J. Costas  
Name: Stephen J. Costas  
Title: General Counsel

By: Melissa Cobb  
Name: Melissa Cobb  
Title: Counsel

STATE OF TEXAS )  
COUNTY OF COLLIN )

On this 2<sup>nd</sup> day of August in the year 2013 before me, Terri Weiss, a Notary Public of said state, duly commissioned and sworn, personally appeared Jacob Cherner, Stephen J. Costas and Melissa Cobb, known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of Property Acceptance Corp., as General Partner of LPP Mortgage Ltd.

IN WITNESS WHEREOF, I have hereunto set my hand and affirmed my official seal the day and date first above written.



Terri Weiss  
Notary Public

RECORDED  
COUNTY  
Doc type: POWER OF ATTORNEY  
Book / Page: C - 5239 / 83 1pg  
Date: 13 08 07 059 00390  
Recorded: 08/07/2013 03:18:29pm  
Total fees: 17.00 Tax: 0.00  
Clerk name: SAMANTHA N JOHNSON

20140619000186290 5/7 \$98.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF KENTUCKY }  
COUNTY OF KENTON } Sct

I, Gabrielle Summe, Kenton County Clerk, do hereby  
certify that the foregoing is a true and correct copy of the  
original on record in Bk. CS239 pg 83 of the  
Kenton County clerk's office.

Given under my hand and official seal, this 15 day  
of May 20 14

By Gabrielle Summe GABRIELLE SUMME, Clerk  
D.C.



CERTIFIED RESOLUTION  
OF  
PROPERTY ACCEPTANCE CORP.

GENERAL PARTNER  
OF  
LPP MORTGAGE LTD.

**WHEREAS**, situations and other matters arise relating to the proper completion and execution of documents with regards to loans, securities, bankruptcy, insolvency, foreclosures, REO's and matters similar in nature to those previously stated, and


**WHEREAS**, certain officers of the Beal Service Corporation ("**BSC**") need authorization to complete such documents in the normal course of business,

**THEREFORE BE IT RESOLVED**, that the following officers of BSC, so long as they remain such officers: David C. Meek, William T. Saurenmann, Clark E. Enright, M. Molly Curl, D. Andrew Beal, Jacob Cherner ("**Senior BSC Officers**") and Kent Twitchell are hereby authorized, empowered and directed, for and on behalf of LPP Mortgage Ltd., the partnership, by its general partner, Property Acceptance Corp. ("**General Partner**"), to do and perform such acts and deeds and to execute, acknowledge and deliver such instruments, documents and certificates as shall be necessary and appropriate in regard to the following: (i) releases of liens and other collateral when the indebtedness and obligations secured by such collateral have been paid and performed in full; (ii) partial releases of liens and other collateral when all applicable partial release conditions have been satisfied compliant with the loan documents or as approved by the applicable BSC committee; (iii) Modifications, Substitutions of Trustees, Affidavits, Proof of Claims, Declarations or other Litigation/Court related documents that require execution by a General Partner officer; and (iv) subject to the limitations hereinafter specified, any sale, loan or other transaction authorized in writing by the appropriate BSC committee; provided, however, if (a) the book value of the asset in question or the amount of the loan in question equals or exceeds \$500,000 and is less than \$10,000,000, then and unless otherwise specified by the appropriate BSC committee, only one (1) Senior BSC Officer is required to execute documents and take action on behalf of General Partner, (b) the book value of the asset in question or the amount of the loan in question equals or exceeds \$10,000,000, and is less than \$30,000,000, then unless otherwise specified in writing by the appropriate BSC committee, no less than two (2) of the Senior BSC Officers are required to execute documents and take action on behalf of General Partner, and (c) the book value of the asset in question or the amount of the loan in question equals or exceeds \$30,000,000, then, unless specified in writing by the appropriate BSC committee, no less than three (3) of the Senior BSC Officers are required to execute documents and take action on behalf of General Partner;

**FURTHER RESOLVED**, that, in addition to the foregoing, but subject to the limitations set forth above, the Senior Loan Committee of BSC is hereby authorized to specifically designate and authorize the above-named Senior BSC Officers, or any of them, to execute such documents and instruments and take such action in regard to any transaction involving General Partner as such Senior Loan Committee may determine.

This is a certified and true copy of the resolution passed at the January 31 2006 Board of Directors meeting.

  
James W. Lewis, Jr., Secretary

  
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### Real Estate Sales Validation Questionnaire

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Property Acceptance Corp.</u>	Grantee's Name	<u>LPP Mortgage Ltd.</u>
Mailing Address	<u>7195 Dallas Pkwy</u> <u>Plano TX 75024</u>	Mailing Address	<u>7195 Dallas Pkwy</u> <u>Plano TX 75024</u>
Property Address	<u>184 McGowin Rd.</u> <u>Wilsonville AL 35186</u>	Date of Sale	
		Total Purchase Price	<u>\$</u>
		or	
		Current Assessor's MV	<u>\$ 65,830</u>

Documentary Evidence provided:

☐ Closing Statement

☐ Bill of Sale

☐ Sales Contract

☒ Other Quit Claim Deed from Property Acceptance Corp. to LPP Mortgage Ltd

### Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid

☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

**Kent Twitchell**  
**Its Attorney-In-Fact**

Date June 5, 2014

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

(Owner) (Agent) circle one



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