

Leonard Bailey #1708004100

CASH SALE

Sales Price: \$40,000.00

Down Payment: 40,000.00

Balance Due: -0-

Finance Charges: -0-

Total of Payments: -0-

## ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 1st day of April, 2004, 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 Jim Gable, single, 185 Hen House Rd. Wilsonville, AL 35186 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 \$40,000.00 Forty Thousand and no/100 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 C.T. Witherington, Vice President of Walter Mortgage Company, for that company, the day and year above written.

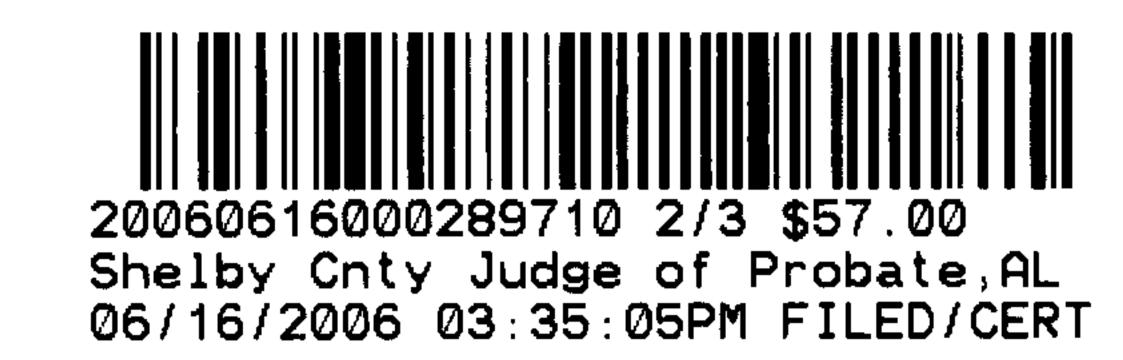
WALTER MORTGAGE, COMPANY

By: Name:

C.T. Witherington/

Title:

Vice President



## 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 C.T.Witherington, to me personally well known, who acknowledged that he/she is the Vice President of Walter Mortgage Company, a corporation, and that as such officer being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and official seal as such Notary Public on this the 1st day of April, 2004.

NOTARY PUBLIC

Print Name: Sandra M. Self 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

LEONARD BAILEY #1708004100

20060616000289710 3/3 \$57.00 Shelby Cnty Judge of Probate, AL 06/16/2006 03:35:05PM FILED/CERT

EXHIBIT "A"

Shelby County, AL 06/16/2006 State of Alabama

Deed Tax: \$40.00

COUNTY OF SHELBY STATE OF ALABAMA

Commence at the SE corner of the NW ¼ of the NE ¼ of Section 17, Township 20 South, Range 1 East; thence run N 00 deg 24' 31" W along said ¼-¼ line a distance of 331.70 feet to the Point of Beginning; thence run S 89 deg 53' 50" E a distance of 33.83 feet; thence run N 00 deg 24' 31" W a distance of 210.00 feet; thence run N 89 deg 53' 50" W a distance of 210.00 feet; thence run S 89 deg 53' 50" E a distance of 176.17 feet to the Foint of Beginning, containing 1.0 acre. Also a 15 foot drive easement being a part of the NE ¼ and a part of the NE ¼ of said Section 17 and being more particularly described as follows: Commence at the SE corner of the NW ¼ of the NE ¼ of said Section 17; thence run N 00 deg 24' 31" W along the east line of said ¼-¼ section for a distance of 541.70 feet; thence run N 89deg 53' 50" W and parallel to the south line of said ¼ ¼ section a distance of 176.17 feet; thence run S 00deg 24' 34" E for a distance of 137.69 feet to the Point of Beginning; thence run S 70 deg 15' 57" E for a distance of 39.70 feet; thence run S 61 deg 33' 54" E for a distance of 50.53 feet; then run S 49deg 31' 43" E for a distance of 150.66 feet; thence run S 89deg 53' 50" E for a distance of 195.20 feet to a point on the Westerly right of way of a county road; also being the point of ending; said easement lying 7.5 feet northerly and southerly of said described line.

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

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