20060804000378230 1/3 $18.00
Shelby Cnty Judge of Probate,AL
08/04/2006 11:16:53AM FILED/CERT

Send Property Tax Notice to:
540 Highway 46
Wilsonville Al 35186

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Two Thousand Six Hundred and 00/100 Dollars ($102,600.00) cash in hand paid to

Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset Backed Securities Trust 2002-OPT1, Mortgage Pass-Through Certificates, Series 2002-OPT1

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Lawrence J. Mosher

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Jefferson County, Alabama, to-wit:

Lot No. 3 and the East 10 feet of Lot No. 4 of Walters Cove, Third Sector, as recorded in Map Book 3, Page 71, in the Office of Shelby County, Alabama. Situated in Shelby County, AL.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Deed Book 20060118, Page 27100, Shelby County, Alabama.

$ 82080.00 of the consideration was paid from the proceeds of a 1st Mortgage, and $ 20520.00 for a 2nd Mortgage loan filed simultaneously herewith.

20060804000378230 2/3 $18.00
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IN WITNESS WHEREOF, Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset Backed Securities Trust 2002-OPT1, Mortgage Pass-Through Certificates, Series 2002-OPT1, has caused these present to be executed in its name and on its behalf as aforesaid, on this 7th day of July, 2006.

Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset Backed Securities Trust 2002-OPT1, Mortgage Pass-Through Certificates, Series 2002-OPT1

Pat Pendleton
Witness

By: ~~, President~~ AVP Janet Gyore Janet Gyore (Seal)
Assistant Vice President

(Seal)
By: , Secretary

(Corporate Seal)

State of California
County of

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Janet Gyore and AVP, whose names as and , respectively of Wells Fargo Bank Minnesota, National Association, as Trustee for MASTR Asset Backed Securities Trust 2002-OPT1, Mortgage Pass-Through Certificates, Series 2002-OPT1, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 28th day of July, 2006.

Notary Public JACOB ARIAS
My Commission Expires:
[Seal]

JACOB ARIAS
Commission # 1571572
Notary Public - California
Orange County
My Comm. Expires Apr 22, 2009

This Instrument Prepared By:

Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-060701370S

20060804000378230 3/3 $18.00
Shelby Cnty Judge of Probate,AL
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SCHEDULE C

All that parcel of land in Blount County, State of AL as more fully described in Deed Book 429, Page 537 and being more particulary described as follows: Commence at the NW corner of the SW 1/4 of the SE 1/4 of Section 17, Township 13 South, Range 3 West, and run South 89 degrees 17 minutes 18 seconds East along the North line of said 1/4-1/4 section for 731.39 feet to the Southeasterly right of way line of County Highway 5, thence South 51 degrees 04 minutes 06 seconds West, along said right of way for 42.31 feet for the point of beginning; thence South 87 degrees 25 minutes 10 seconds East, along an existing wire fence for 600 feet, thence South 31 degrees 35 minutes 06 seconds West, for 500.0 feet; thence North 56 degrees 09 minutes 45 seconds West, for 600.0 feet to the Southeasterly right of way line of said County Highway 5; thence North 53 degrees 32 minutes 32 seconds East, along said right of way for 200.0 feet to the point of beginning; being situated in Blount County, Alabama.

To the Best of Seller's Knowledge and Belief