

Resale of Andrette Washington #1552396400

CASH SALE

\$31,500.00

Sales Price:

\$31,500.00

Down Payment:

\$31,500.00

Balance Due:

\$0.00

Finance Charges:

\$0.00

Total of Payments:

\$0.00

## ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 18<sup>th</sup>. day of August, 2006, 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 Soloine Madison (Single), 145 Buie Road, Columbiana, Alabama 35051 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 \$31,500.00 (Thirty One Thousand Five Hundred & 00/100)- 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 her 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

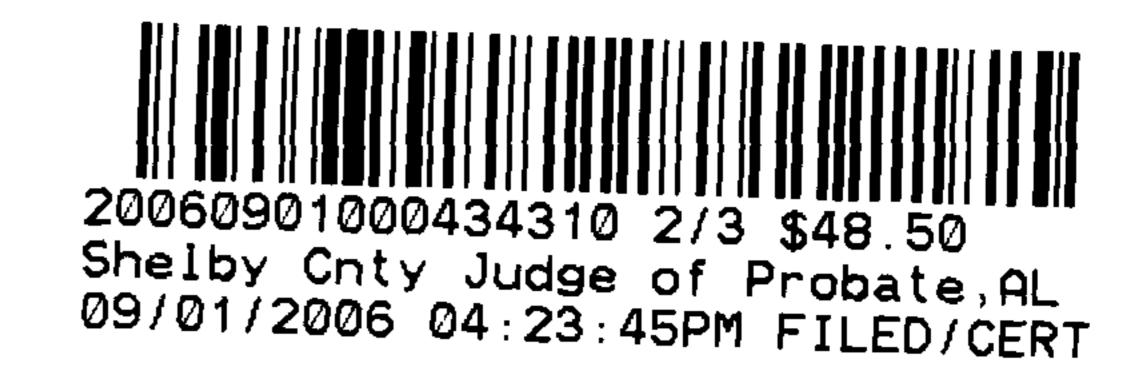
By:

Name:

Joe Kelly

Title:

Vice-President



## ACKNOWLEDGMENT

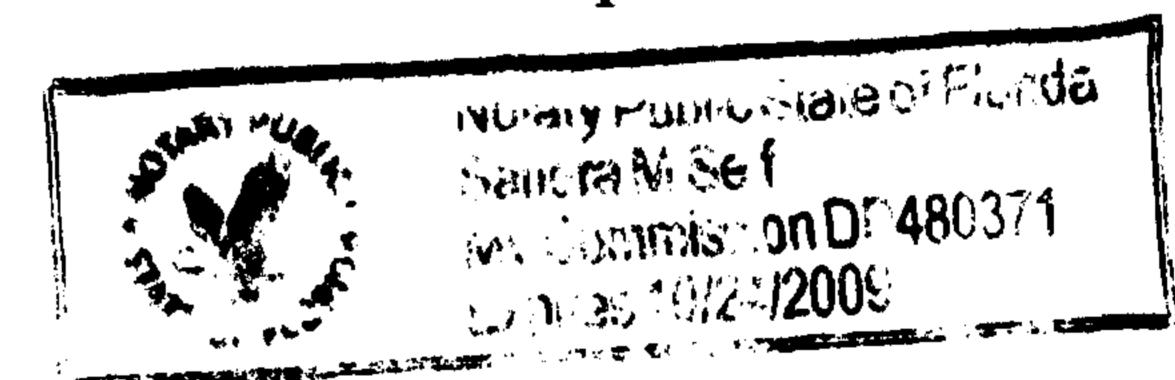
## STATE OF FLORIDA COUNTY OF HILLSBOROUGH

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 18<sup>th</sup>. day of August, 2006.

NOTÁRY PUBLIC

Print Name: Sandra M. Self My Commission Expires:



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

20060901000434310 3/3 \$48.50 Shelby Cnty Judge of Probate, AL 09/01/2006 04:23:45PM FILED/CERT

EXHIBIT 'A'

Shelby County, AL 09/01/2006 State of Alabama

Deed Tax: \$31.50

COUNTY OF SHELBY STATE OF ALABAMA

BEGIN AT THE SOUTHEAST CORNER OF THE MORTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST, THENCE RUN NORTH ALONG THE EAST LINE OF THIS SAID SECTION A DISTANCE OF 240 FERT TO A STARTING POINT, THENCE CONTINUE ALONG THIS EAST LINE OF SAID SECTION A DISTANCE OF 80 FEET; THENCE TURN AN ANGLE TO THE LEFT, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION, AND RUN A DISTANCE OF 269.57 TO THE MORTHEAST CORNER OF THE PLOT OF LAND CONVEYED TO JERRY MADISON AND WIFE, SELIENE MADISON, THENCE SOUTH ALONG THE EAST LINE OF THE JERRY MADISON AND WIFE, BELIENE MADISON PLOT OF LAND FOR A DISTANCE OF 80 FEET; THENCE EAST ALONG THE MORTH LINE OF THE PLOT OF LAND CONVEYED TO RONNIE WASHINGTON AND WIFE, KATHERINE WASHINGTON, A DISTANCE OF 269.57 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST,

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

PARCEL # 19-97-000-75-98