

George Beck 2010493700

8006046200

Sales Price: \$75,000.00  
Down Payment: \$15,000.00  
Balance Due: \$60,000.00  
Finance Charges: \$100,404.00  
Total of Payments: \$160,404.00

### ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 25th day of November, 2008, BETWEEN Walter Mortgage Company, a Delaware corporation, having an address of P.O. Box 31601, Tampa, FL. 33631-3601, the party of the first part, and Jonathan P. Nelson and Dana Nelson (husband and wife) 9501 Hwy 51 Westover, AL. 35147 of the County of Shelby and State of Alabama, parties 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 parties of the second part, and their 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

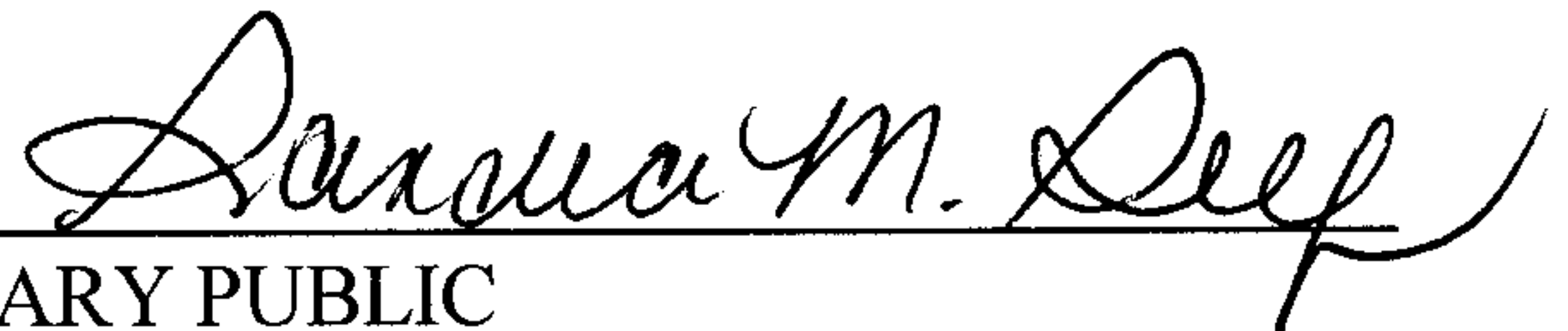
Title: Vice President

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 25th day of November, 2008.



NOTARY 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



20090122000020030 2/3 \$18.00  
Shelby Cnty Judge of Probate,AL  
01/22/2009 12:14:51PM FILED/CERT



EXHIBIT 'A'

COUNTY OF SHELBY  
STATE OF ALABAMA

**DESCRIPTION**

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TWP 19 SOUTH, RANGE 1 EAST; THENCE RUN S 88-54'10" E ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR A MEASURED DISTANCE OF 429.35' TO A FOUND REBAR; THENCE RUN S 07-55'46" E FOR 386.95' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 210.00'; THENCE RUN N 82-04'14" E FOR 420.00'; THENCE RUN N 07-55'46" W FOR 210.00'; THENCE RUN S 82-04'14" W FOR 420.00' TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES.

**EASEMENT FOR INGRESS EGRESS & UTILITIES**

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TWP 19 SOUTH, RANGE 1 EAST; THENCE RUN S 88-54'10" E ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR A MEASURED DISTANCE OF 429.35' TO A FOUND REBAR; THENCE RUN S 07-55'46" E FOR 596.95'; THENCE RUN N 82-04'14" E FOR 145.09' TO THE POINT OF BEGINNING OF A 30 FOOT EASEMENT LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN S 44-10'52" E FOR 69.91'; THENCE RUN S 33-31'49" E FOR 51.75'; THENCE RUN S 67-40'59" E FOR 48.04'; THENCE RUN S 72-55'06" E FOR 61.74'; THENCE RUN S 62-03'08" E FOR 138.93'; THENCE RUN S 59-42'40" E FOR 96.21'; THENCE RUN S 18-18'26" E FOR 75.19'; THENCE RUN S 15-46'29" E FOR 47.32' TO A POINT 15' NORTHEASTERLY OF THE NORTHEAST LINE OF A MORTGAGE LINE RECORDED IN 20050817000418910; THENCE RUN S 37-42'49" E PARALLEL AND 15' NORTHEASTERLY OF SAID LINE FOR 411.32' TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 51 AND THE END OF SAID EASEMENT.

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 25th day of November, 2008.

Tax Id# 085210001003007



20090122000020030 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/22/2009 12:14:51PM FILED/CERT