



20090211000047640 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/11/2009 02:10:44PM FILED/CERT

This instrument was prepared by  
In Rem REO Services, INC.  
by its Attorneys  
Boiko and Osimani, P.C.  
3435-41 N. Lincoln Ave.  
Chicago, IL 60657  
Ph# 773-549-1000  
*RON OSIMANI*

(and after recording return to):  
**RESOURCE TITLE AGENCY OF TN, LLC**  
*Resource Title Agency of Tennessee*  
**3931-B GALLATIN PIKE**  
**NASHVILLE, TN 37216**

SPECIAL WARRANTY DEED

Source: Foreclosure Deed dated August 12, 2008 and recorded on August 20, 2008 in Instrument#  
20080820000334650, Probate Office for Shelby County, Alabama.

ADDRESS NEW OWNER(S) AS FOLLOWS: <b>WALTER GREGORY BARLOW</b> (name)	SEND TAX BILL TO: <b>WALTER GREGORY BARLOW</b> (name)	MAP-PARCEL NUMBERS: <b>23-2-09-0-001-028.031</b>
<b>1104 EAGLE DRIVE</b> (address)	<i>SAME</i> (address)	
<b>MAYLENE, AL 35114</b> (city) (state) (ZIP)	(city) (state) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **WELLS FARGO BANK, NA, AS TRUSTEE OF THE LEHMAN MORTGAGE TRUST 2007-1 TRUST FUND**, DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO **WALTER GREGORY BARLOW\*** AND HIS HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN **SHELBY COUNTY**, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT: *\* AN UNMARRIED MAN*  
**SEE ATTACHED LEGAL DESCRIPTION**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

Unimproved ☐

This is ☐ Improved property, known as: **1104 EAGLE DRIVE, MAYLENE, ALABAMA 35114**

TO HAVE AND THE HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **WALTER GREGORY BARLOW**, and his assigns, forever.

**WELLS FARGO BANK, NA, AS TRUSTEE OF THE LEHMAN MORTGAGE TRUST 2007-1 TRUST FUND**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$ *85,000.00*

IN WITNESS WHEREOF, the said WELLS FARGO BANK, NA, AS TRUSTEE OF THE LEHMAN MORTGAGE TRUST 2007-1 TRUST FUND, BY INDYMAC FEDERAL BANK, FSB AS SUCCESSOR TO INDYMAC BANK, FSB IT'S ATTORNEY IN FACT, has executed this deed 8 day of January 2009.

WELLS FARGO BANK, NA, AS TRUSTEE OF THE  
LEHMAN MORTGAGE TRUST 2007-1 TRUST FUND, BY  
INDYMAC FEDERAL BANK, FSB AS SUCCESSOR TO  
INDYMAC BANK, FSB IT'S ATTORNEY IN FACT

Tim Beadnell

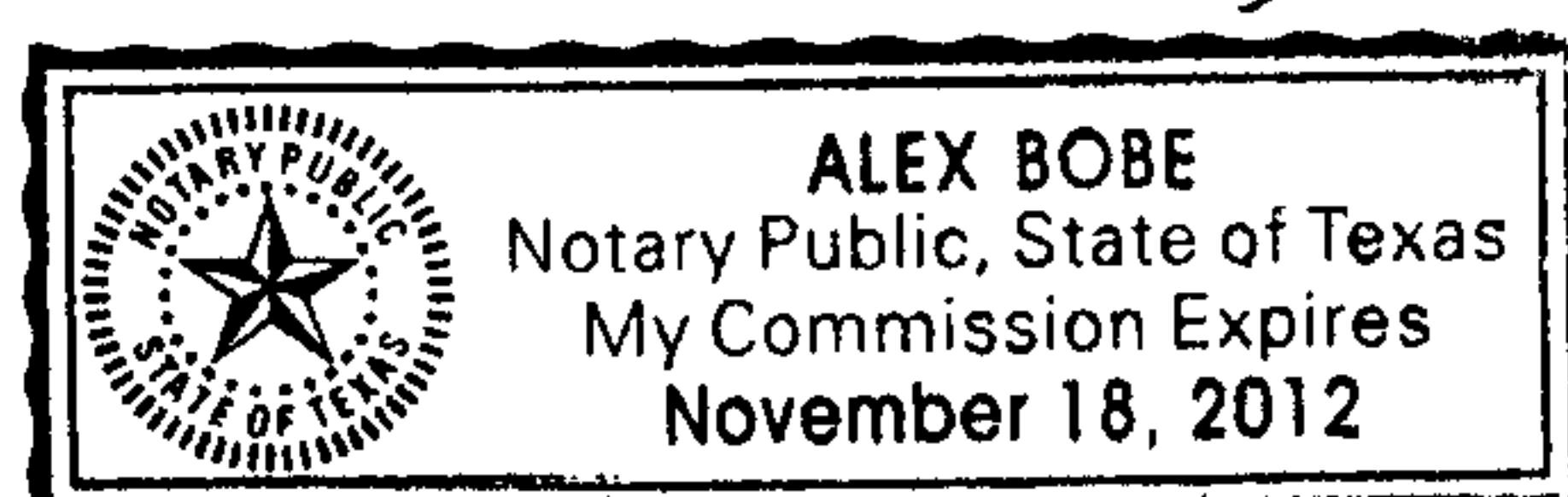
**Tim Beadnell**  
**Vice President**  
**HLS-REO**

STATE OF Texas

COUNTY OF Williamson

I, Alex Bohe, a Notary Public in and for said County, in said State hereby certify that Tim Beadnell (name) whose name as a V.P. (title) of INDYMAC FEDERAL BANK, FSB AS SUCCESSOR TO INDYMAC BANK, FSB IT'S ATTORNEY IN  
★ FACT FOR WELLS FARGO BANK, NA, AS TRUSTEE OF THE LEHMAN MORTGAGE TRUST 2007-1 TRUST FUND, a corporation, is signed to the foregoing Special Warranty Deed and who is known to me, acknowledged before me on this day, that being informed of the contents of said Special Warranty Deed, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity Attorney in Fact for WELLS FARGO BANK, NA, AS TRUSTEE OF THE LEHMAN MORTGAGE TRUST 2007-1 TRUST FUND, as aforesaid.


Given under my hand this the 8 day of January, 2009.



My Commission expires: \_\_\_\_\_

Alex Bohe  
Notarial Public

\* Power of Attorney in Instrument No. \_\_\_\_\_

  
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**EXHIBIT "A"**

**Lot 135 according to the Survey of Corsentino's Addition to Eagle Wood Estates, Fourth Sector, First Phase, as recorded in Map Book 8, Page 17, in the Probate Office of Shelby County, Alabama.**

**Being the same property conveyed to Wells Fargo Bank, NA as Trustee of the Lehman Mortgage Trust 2007-1 Trust Fund by Foreclosure Deed from Michael Corvin, Auctioneer and Attorney-in-Fact, dated August 12, 2008 and recorded on August 20, 2008 in Instrument No. 20080820000334650, Probate Office for Shelby County, Alabama.**