

Prepared by: **BRIAN K WIDENER**  
**JOHNSON & FREEDMAN, LLC**  
Attorneys and Counselors at Law  
1587 Northeast Expressway  
Atlanta, GA 30329

THE STATE OF ALABAMA  
COUNTY OF Shelby

FILE NO: REO2009122178AL1  
LOAN NO: 0022879639

SOURCE OF TITLE:  
Instrument # 20100422000123100

**SALES PRICE:26,000.00**  
**LOAN AMOUNT:**

### SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5, Asset-Backed Certificates, Series 2007-5.**, whose principal place of business is located at 4600 Regent Blvd. #200, Irving TX 75063, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the **Joel Quinonez** whose address is 257 Hwy 309, Calera AL 35040, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

All that tract or parcel of land lying and being in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NE corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence run South along East boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$ , 565.0 feet to an iron pin and being the point of beginning; thence continue said course, 104.82 feet to an iron pin; thence turn an angle to the right 92 degrees 55 minutes and run westerly for 210.0 feet to an iron pin; thence turn an angle to the right 87 degrees 05 minutes and run northerly 104.82 feet to an iron pin; thence turn an angle to the right 92 degrees 55 minutes and run easterly 210.0 feet to the point of beginning; being situated in Shelby County, Alabama.

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said **Joel Quinonez**, its successors and/or assigns, forever.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5, Asset-Backed Certificates, Series 2007-5 has caused this conveyance to be executed in its name by its undersigned officer(s), this 27 day of April, 2010.

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5, Asset-Backed Certificates, Series 2007-5, by American Home Mortgage Servicing, Inc., pursuant to that Power of Attorney attached hereto

ATTEST:

By: [Signature]  
TITLE: **Dawnelle Porter**  
**Assistant Secretary**

By: [Signature]  
TITLE:

(Corporate Seal)

Shelby County, AL 05/27/2010

State of Alabama

Deed Tax : \$26.00

THE STATE OF Texas  
COUNTY OF Dallas

I, the undersigned Notary Public in and for said State and County, do hereby certify that Dawnelle Porter and [Signature] of American Home Mortgage Servicing Inc., 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 this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 27 day of April, 2010.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

