

Andrew Wooley 9701001116

8008576600

Sales Price: \$45,800.00

Down Payment: \$2,500.00

Balance Due: \$43,300.00

Finance Charges: \$46,884.80

Total of Payments: \$90,184.80

### ALABAMA - QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 2nd day of March, 2011, BETWEEN Walter Mortgage Company, LLC, having an address of P.O. Box 31601, Tampa, FL. 33631-3601, the party of the first part, and Wanda Bivins (single) P.O. Box 1306 Alabaster, AL. 35007 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 \$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 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

20110415000117000 2/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
04/15/2011 12:27:31 PM FILED/CERT

# 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, and that (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

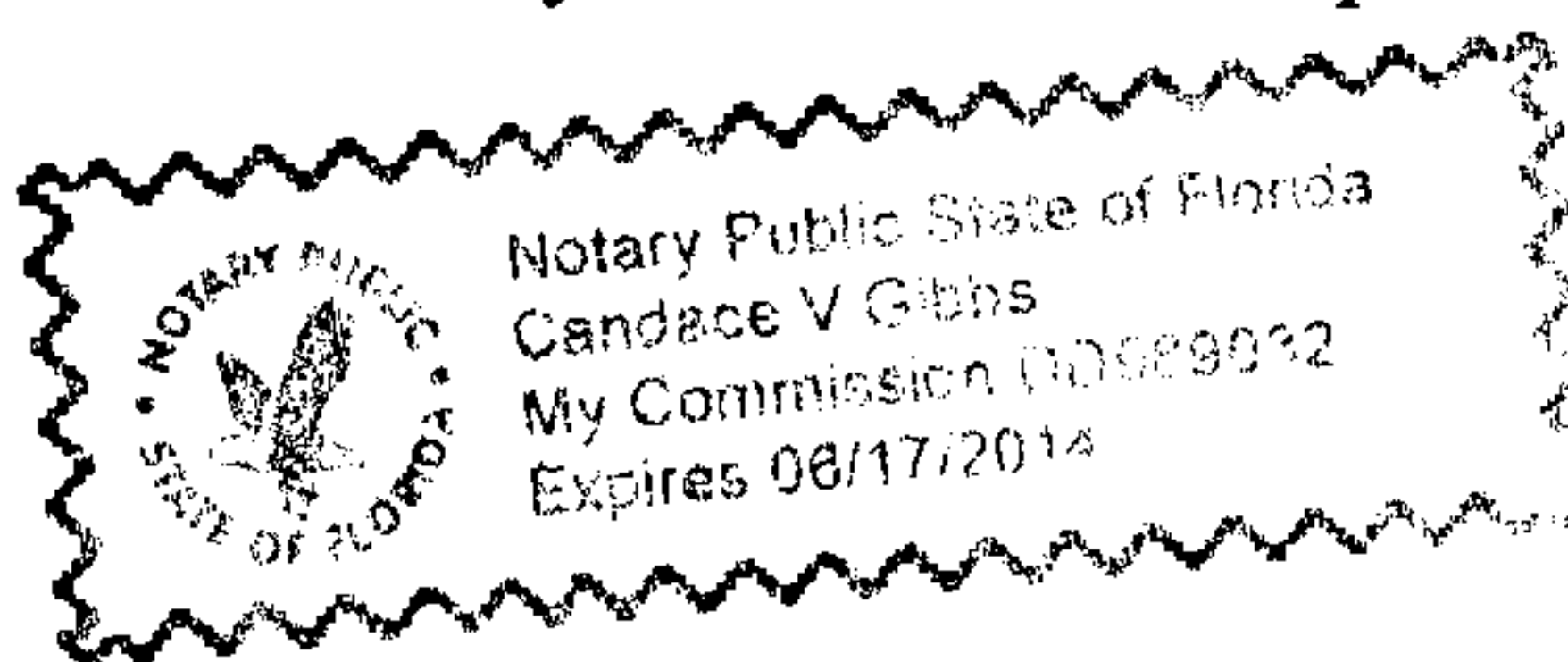
WITNESS my hand and official seal as such Notary Public on this the 2nd day of March, 2011.

*Candace V. Gibbs*

NOTARY PUBLIC

Print Name:

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

EXHIBIT 'A'



20110415000117000 3/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
04/15/2011 12:27:31 PM FILED/CERT

A Wooley #9701001116

**A lot or parcel of land situated in the East ½ of the Southeast ¼ of Section 2, Township 21 South, Range 3 West, more particularly described as follows:**

**Commence at the Point of Intersection of the East line of the above said Section 2 and the Easterly right of way line of Old Alabama Highway No. 31 for the Point of Beginning; thence run North along said section line for a distance of 385.0 feet; thence run West for a distance of 175.0 feet, more or less, to a point on said highway right of way; thence run in a Southeasterly direction along said highway to the point of beginning.**

**Less and except:**

**A parcel of land situated in the East ½ pf the SE ¼ of Section 2, Township 21 South, Range 3 West; being more particularly described as follows: Begin at the Point of Intersection of the East line of said Section 2 and the Northeast right of way line of Old U. S. Highway No. 31, thence North along said East line a distance of 255 feet; thence in a Westerly direction and parallel to the South line of said Section 2 a distance of 133 feet to a point on the Northeasterly right of way line of Old U. S. Highway No. 31; thence in a Southeasterly direction along the said right of way a distance of 288 feet to the Point of Beginning.**

LESS AND EXCEPT ANY ROAD RIGHT OF WAYS OF RECORD. GRANITOR DOES NOT ASSUME ANY LIABILITY FOR UNPAID TAXES.

THIS DEED IS GIVEN SUBJECT TO THAT CERTAIN MORTGAGE FROM THE GRANTEE HERETN TO THE GRANITOR HERETN DATED THE 2nd day of March, 2011.

Tax Id# 231024001026000

Shelby County, AL 04/15/2011  
State of Alabama  
Deed Tax:\$2.50