



20120330000110330 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
03/30/2012 12:56:50 PM FILED/CERT

Shelby County, AL 03/30/2012  
State of Alabama  
Deed Tax: \$50.00

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STATE OF ALABAMA  
SHELBY COUNTY

Return to and mail tax statements to:  
Magdaleno Espinoza Torres  
724 Crosscreek Trail  
Pelham, AL 35124

**PLEASE RECORD & RETURN TO:**  
National Advantage Settlement SVC  
329 Forest Grove Rd, Ste 201  
Coraopolis, PA 15108

*Purchase*

Property Tax ID#: 13-1-12-2-001-064.000  
File #: APS-7000005571R

### SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of Fifty Thousand and 00/100 (\$50,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that WELLS FARGO BANK, N.A. AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFC1, Asset Backed Pass-Through Certificates, whose post office address is

1610 E St Andrew Pl #100 Santa Ana CA 92705 (herein referred to as Grantor), does hereby grant, bargain, sell and convey MAGDALENO ESPINOZA TORRES, a single person, whose post office address 724 Crosscreek Trail, Pelham, AL 35124, (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 724 Crosscreek Trail, Pelham, AL 35124

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a

good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantees forever.

In witness whereof, Grantor has hereunto set a hand and seal this 19 day of March, 2012.

WELLS FARGO BANK, N.A, AS TRUSTEE FOR  
CARRINGTON MORTGAGE LOAN TRUST, SERIES  
2007-RFC1, Asset Backed Pass-Through Certificates  
By: Carrington Mortgage Services, Attorney-in-Fact  
By: \_\_\_\_\_

[Signature]  
Witness

Miguel Maldonado  
Printed Name

[Signature]  
Witness

Lelandra Torres  
Printed Name

STATE OF CA }

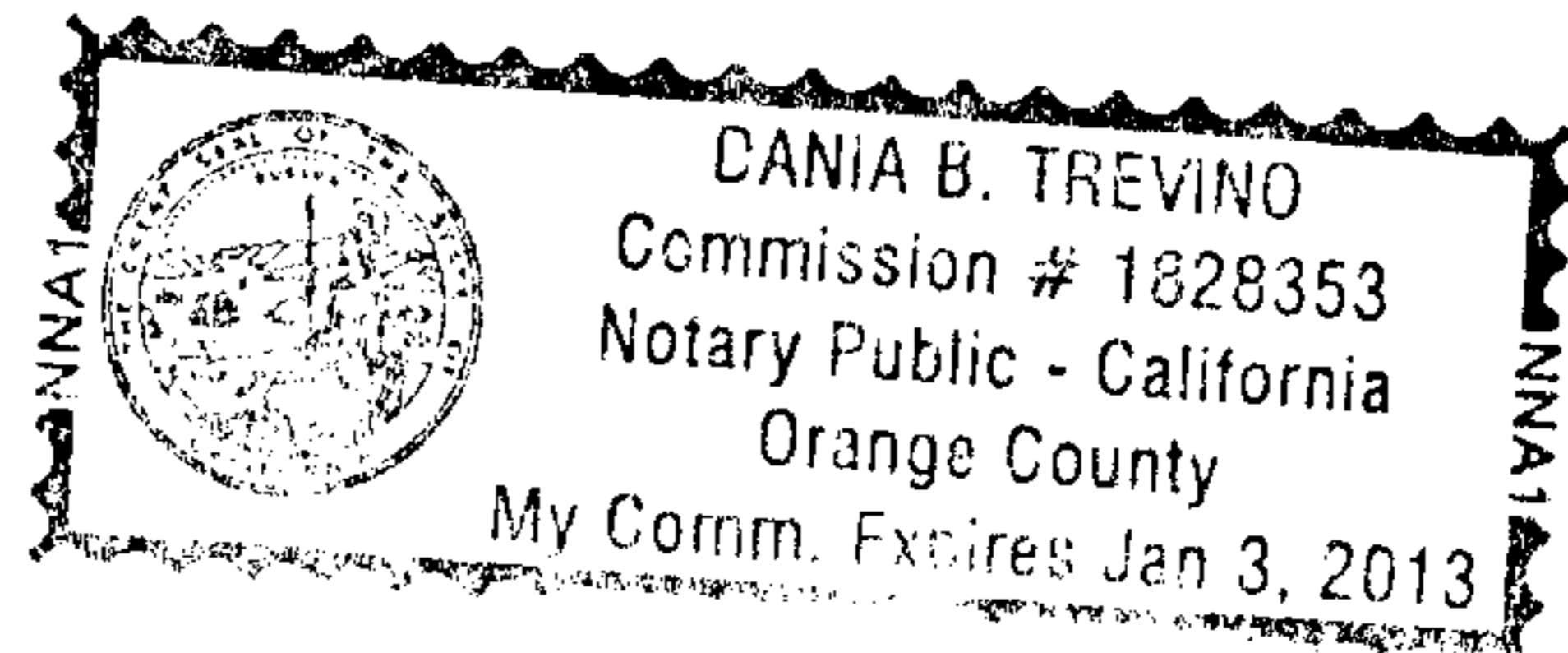
COUNTY OF Orange }


I, Dania B. Trevino, hereby certify that By: Greg Schleppey  
Its: SVP of Carrington Mortgage Services, Attorney In-Fact For: WELLS  
FARGO BANK, N.A, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES  
2007-RFC1, Asset Backed Pass-Through Certificates whose name is signed to the foregoing conveyance,  
and who is known to me, acknowledged before me on this day that, being informed of the contents of the  
conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 19<sup>th</sup> day of March, 2012.

[Signature]  
Notary Public  
My commission expires: January 3, 2013

Prepared By:  
Curphey & Badger Law  
c/o Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546



  
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**EXHIBIT "A"**

LOT 17, BLOCK 2, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

Parcel ID: 10-05-21-02-004-032.000  
Commonly known as 13-1-12-2-001-064.000