

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Dewberry Real Estate, LLC


2500 Hackberry Lane
Hoover, AL 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20120907000338860 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
09/07/2012 10:47:54 AM FILED/CERT

That in consideration of Seventy-two thousand one hundred sixty-one and 00/100 Dollars (\$72,161.00) to the undersigned, Wells Fargo Bank, N.A., as Trustee for the Holders of First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series FFH1, a corporation, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Dewberry Real Estate, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, According to the Amended Plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement to Plantation Pipe Line Company as recorded in Real Record 195, Page 649, in Shelby County Probate Office, Alabama
4. Easement to American Telephone and Telegraph Company as recorded in Real Record 194, Page 332, in the Office of the Judge of Probate for Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company as recorded in Real Record 084, Page 189, and Deed Book 333, Page 385, in the Office of the Judge of Probate for Shelby County, Alabama.
6. Right of Way to Southern Natural Gas as recorded in Deed Book 88, Page 557, in the Office of the Judge of Probate for Shelby County, Alabama.
7. Right of Way to Shelby County as recorded in Deed Book 216, Page 584, in the Office of the Judge of Probate for Shelby County, Alabama.
8. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20120507000159120, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Shelby County, AL 09/07/2012
State of Alabama
Deed Tax: \$72.50

2012-001491 *SWD*

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 15TH day of August, 2012.

Wells Fargo Bank, N.A., as Trustee for the Holders of First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series FFH1

By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact

By: [Signature]

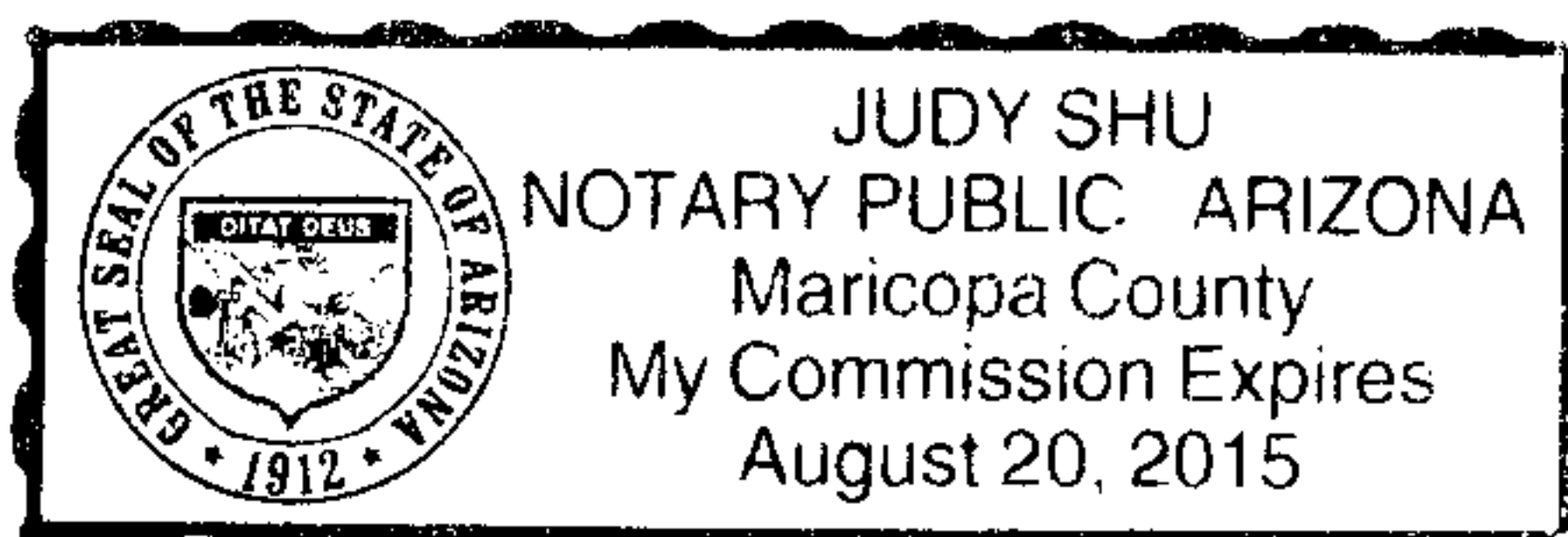
Its Irene Carrillo /AVP

STATE OF AZ

COUNTY OF MARICOPA


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Irene Carrillo, whose name as AVP of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact for Wells Fargo Bank, N.A., as Trustee for the Holders of First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series FFH1, a corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 15TH day of August, 2012.



[Signature]
NOTARY PUBLIC
My Commission expires: AUGUST 20, 2015
AFFIX SEAL

2012-001491


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wells Fargo Bank, N.A., as
Trustee for the Holders of First
Franklin Mortgage Loan Trust
2006-FFH1, Asset-Backed
Certificates, Series FFH1
Mailing Address 2375 N Glenville Drive, MailCode
TX2-938-01-01
Richardson, TX 75082

Grantee's Name Dewberry Real Estate, LLC

Mailing Address 2500 HACKBERRY LN.
HOOPER, AL 35226

Property Address 186 Park Lane
Alabaster, AL 35007

Date of Sale 9/4/2012
Total Purchase Price \$72,161.00

or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/4/2012

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Bridget B. Johnson
MY COMMISSION EXPIRES MAY 8, 2016



20120907000338860 3/3 \$92.50
Shelby Cnty Judge of Probate, AL
09/07/2012 10:47:54 AM FILED/CERT

Form RT-1