

20121115000439250 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
11/15/2012 02:50:46 PM FILED/CERT

Tax Notice:

Arthur Spencer
4277 Milner Road East
Birmingham, AL 35242

SPECIAL WARRANTY DEED

706794682AC 706794682

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of Two Hundred Seventy-Five Thousand Two Hundred Ninety-Nine and 00/100 Dollars (\$275,299.00) and other good and valuable consideration in hand paid to the undersigned, WELLS FARGO BANK, N.A. TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2, by its attorney in fact Ocwen Loan Servicing, LLC, attorney in fact organized under the laws of the state of Florida located at 1661 Worthington Road, Suite 100, West Palm Beach FL 33409 (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto ARTHUR SPENCER, JR. (hereinafter "Grantee", whether one or more), whose mailing address is: 1315 BRISTOL MANOR, BIRMINGHAM, AL 35242, the following described real estate situated in Shelby County, State of Alabama, to wit:

Arthur Spencer Jr. is also known as Arthur W. Spencer

LOT 139, ACCORDING TO THE SURVEY OF FINAL RECORD PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE 4, AS RECORDED IN MAP BOOK 27, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 4277 MILNER ROAD EAST, BIRMINGHAM, AL 35242

AND BEING the same property conveyed to the Grantor herein by virtue of that certain FORECLOSURE Deed dated 08/01/12 and recorded 09/13/12, in Instrument Number, 20120913000348060 among the aforesaid land records.

TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically accepted herein.

\$270,312.00 of the purchase price is being paid by a mortgage being simultaneously filed

WITNESS my hand and seal this 24 day of Sept, 2012.

WELLS FARGO BANK, N.A. TRUSTEE
POOLING AND SERVICING
AGREEMENT DATED AS OF
NOVEMBER 1, 2004 ASSET-BACKED
PASS-THROUGH CERTIFICATES
SERIES 2004-WHQ2, by its attorney in fact
Ocwen Loan Servicing, LLC.

By: Ellen M Berke

Its: Ellen M. Berke

Of Ocwen Loan Servicing, LLC, its attorney in fact

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Limited Liability Company Acknowledgement

***Contract Management Coordinator**

The foregoing instrument was acknowledged and sworn before me this 24 day of Sept, 2012, by Ellen M. Berke as Contract Management Coordinator of Ocwen Loan Servicing, LLC, attorney in fact for WELLS FARGO BANK, N.A. TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2 who is personally known to me or who has produced _____ as identification.

Given under my hand this 24 day of Sept, 2012.

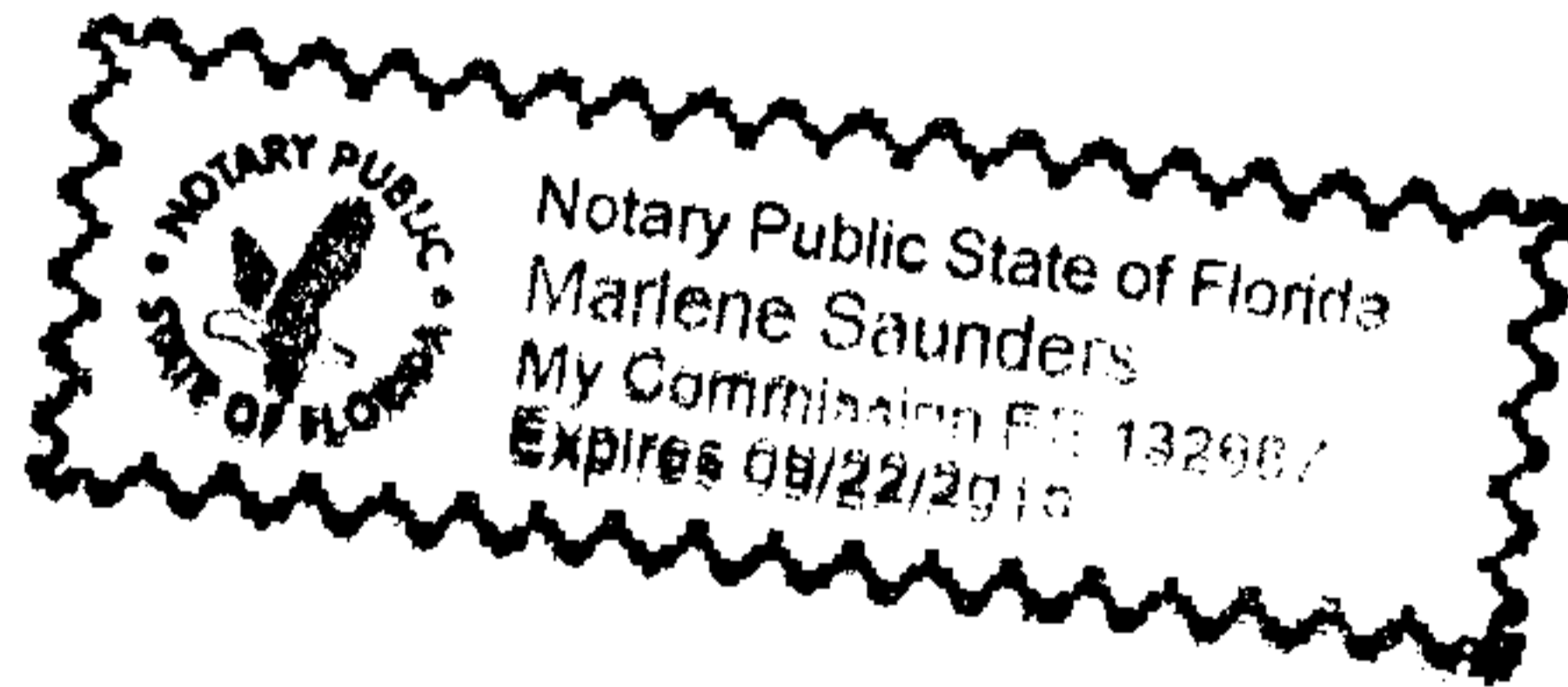
Marlene Saunders

Notary Public

My Commission Expires: _____

This instrument prepared by:

Milenri Figueroa
Deed Coordinator
Assisted By: Title & Abstract REO, Inc.
144 South White Horse Pike
Somerdale, NJ 08083
(856-566-5118)



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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
Mailing Address

Grantee's Name Arthur Spencer
Mailing Address 4277 Milner Road East
Birmingham AL 35242

Property Address 4277 Milner Road East
Birmingham AL 35242

Date of Sale 10-22-12

Total Purchase Price \$ 275,299

or Actual Value \$ 379,000

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 10-23-12

Print Blackmore Blackmore

Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

