

20121218000483860 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
12/18/2012 02:13:51 PM FILED/CERT

Commitment Number: 179916
Seller's Loan Number: 0016877508

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis, PA 15108
866-412-3636

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-1-01-0-000-057.000

SPECIAL/LIMITED WARRANTY DEED

WELLS FARGO BANK, N.A., AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-OP1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OP1, by Homeward Residential, Inc. f/k/a American Home Mortgage Servicing, Inc., as Attorney in Fact, whose mailing address is 1525 South Beltline Road, Coppell, Texas 75019, hereinafter grantor, for \$194,000.00 (One Hundred and Ninety-Four Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Shannon L. Burnett, a married man, hereinafter grantee, whose tax mailing address is 112 SYDNEY LANE., CHELSEA, AL 35043, the following real property:

The following described real estate in the County of Shelby, State of Alabama, to wit: Lot 3, according to the Map and Survey of Sidney's Place as recorded in Map Book 33, Page 74, in the Probate Office of Shelby County, Alabama.

Property Address is: 112 SYDNEY LN., CHELSEA, AL 35043

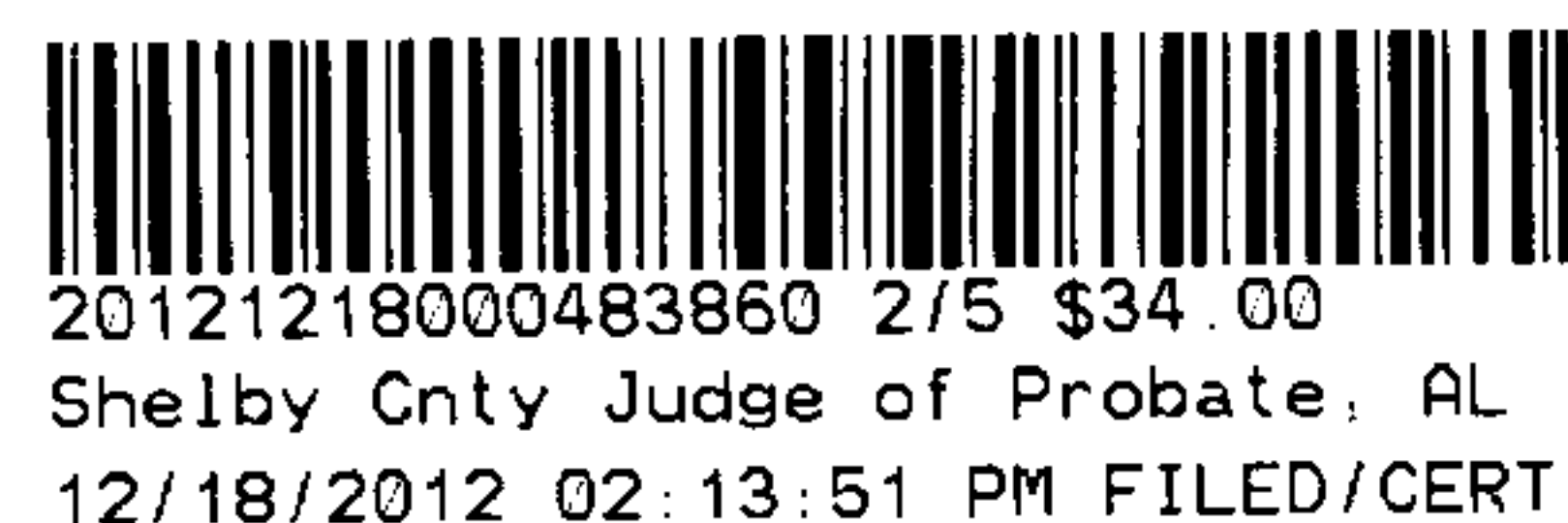
Shelby County, AL 12/18/2012
State of Alabama
Deed Tax: \$10.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

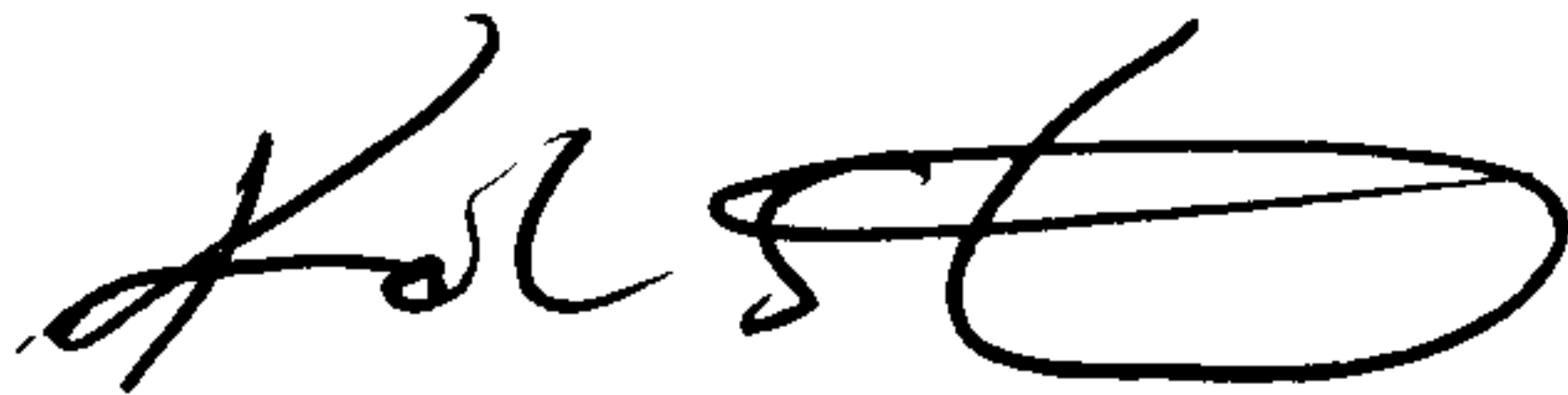
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20110721000211810**



Executed by the undersigned on 10-23, 2012:



WELLS FARGO BANK, N.A., AS TRUSTEE FOR SECURITIZED ASSET
BACKED RECEIVABLES LLC TRUST 2006-OP1, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-OP1, by Homeward Residential, Inc.,
fka American Home Mortgage Servicing Inc., As its Attorney in Fact

By: Kobi Austin

Its: Assistant Secretary

PSA Recorded on
2-16-2012
2012026000056800

STATE OF Texas
COUNTY OF Dallas

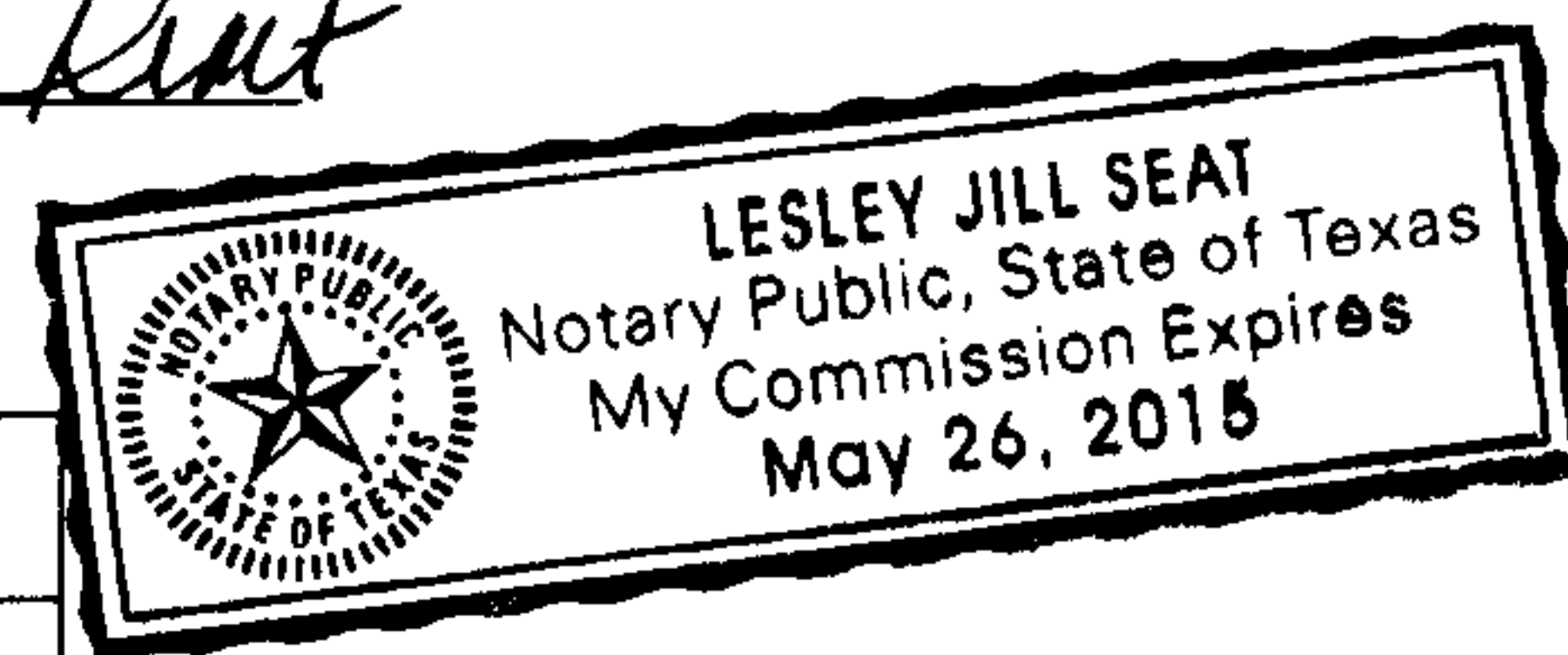
I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that
Kobi Austin its Assistant Secretary, on behalf of the Grantor
WELLS FARGO BANK, N.A., AS TRUSTEE FOR SECURITIZED ASSET BACKED
RECEIVABLES LLC TRUST 2006-OP1, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-OP1, by Homeward Residential, Inc., fka American Home
Mortgage Servicing Inc., As its Attorney in Fact is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this date that, being informed of the contents
of the conveyance he/she, executed the same in his/her capacity as
Assistant Secretary and with full authority executed the same voluntarily for and as
the act of said Grantor corporation, acting in its capacity as set out in the signature area above
and as described in this acknowledgement/notarial statement on behalf of aforementioned
Grantor corporation, as on the day the same bears date.


Given under my hand an official seal this 23rd day of October 2012


Notary Public

Grantee's Name and Address:

Shannon L. Burnett
6238 RUSSEL LANDING CIRCLE, BIRMINGHAM, AL 35244
Send tax statement to grantee




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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 SECURITIZED
ASSET BACKED RECEIVABLES
LLC TRUST 2006-OP1,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-
OP1

Mailing Address

Grantee's Name Shannon L. Burnett

Mailing Address 6238 RUSSEL LANDING
CIRCLE BIRMINGHAM, AL.
35244

Property Address 112 SYDNEY LN, CHELSEA, AL
35043

Date of Sale

Total Purchase Price \$194,000.00

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



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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 11-30-12

Print Kobi Austin
Assistant Secretary

Unattested


(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


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