

Commitment Number: 3058759

- This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (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:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**208330000006000**


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**SPECIAL WARRANTY DEED**

**Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, whose mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082, hereinafter grantor, for \$12,000.00 (Twelve Thousand Dollars and no Cents) in consideration paid, grants with covenants of special warranty to R. Scott McDanal and Terri F. McDanal, hereinafter grantees, whose tax mailing address is 251 Country Hills Road, Montevallo, AL 35115, the following real property:**

*husband and wife*

**Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 33, Township 21 South, Range 1 East; thence run West along said 1/4-1/4 line a distance of 842.00 feet to the point of beginning; thence continue along last described course a distance of 474.27 feet; thence turn an angle of 77 degrees 15 minutes 10 seconds left and run a distance of 178.05 feet; thence turn an angle of 101 degrees 28 minutes 39 seconds left and run a distance of 506.08 feet; thence turn an angle of 88 degrees 54 minutes 36 seconds left and run a distance of 184.98 feet to the point of beginning. According to the survey of Rodney Shiflett, Al. Reg. No. 21794, dated July 6, 1998.**

  
20130502000179680 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/02/2013 02:06:43 PM FILED/CERT

**Being the same property as conveyed from Melvin Cowan, Auctioneer and Attorney-in-fact to Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, as described in Instrument No. 20110927000285660, Dated 09/15/2011, Recorded 09/27/2011 in SHELBY County Records.**

**Property Address is: 3252 Highway 61, Columbiana, AL 35051-5222**

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 grantees forever.

Prior instrument reference: 20110927000285660

**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.**



20130502000179680 2/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
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Executed by the undersigned on APRIL 19, 2013:

**Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1 by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP., as Servicer and Attorney in Fact**

By: Jennifer Green

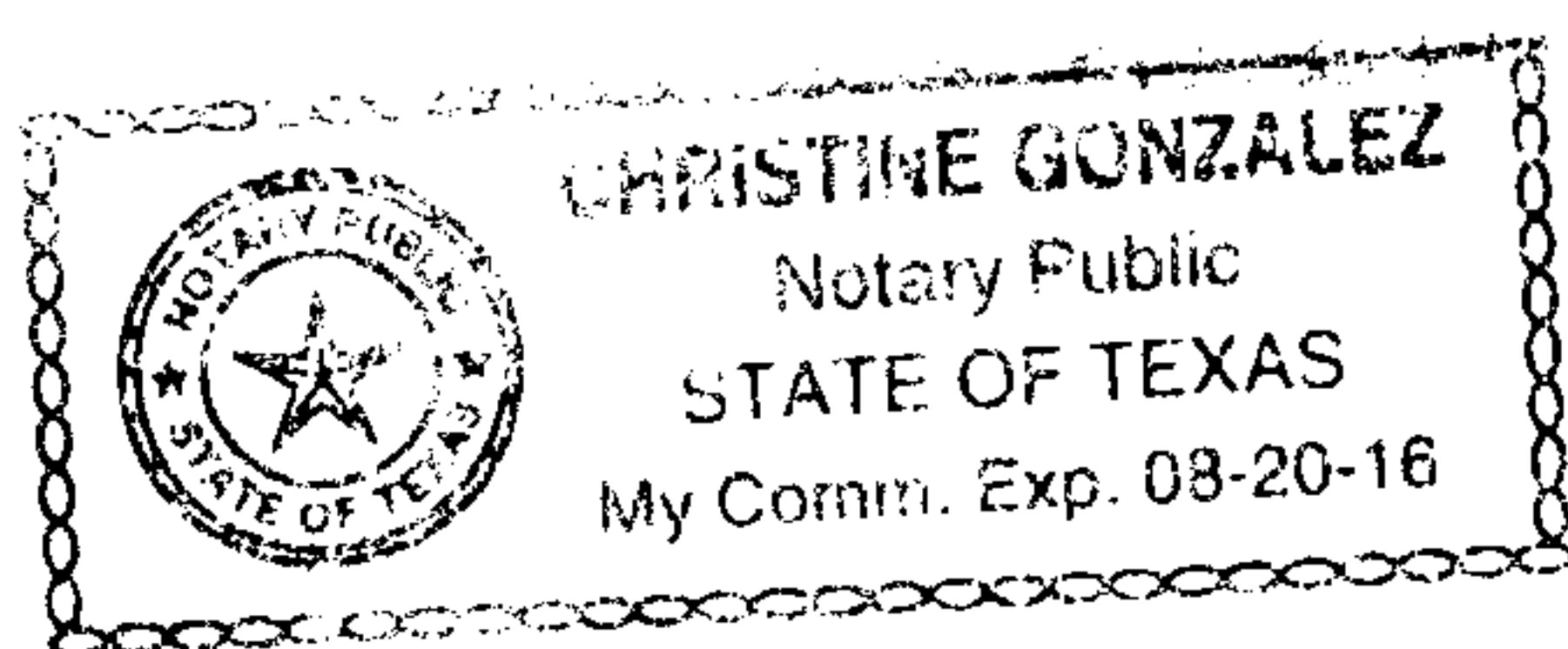
Name: JENNIFER GREEN

Its: ASSISTANT VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that JENNIFER GREEN its ASSISTANT VICE PRESIDENT, on behalf of the Grantor **Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1** 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 AVP 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 and official seal this 19 day of APRIL, 2013



Christine Gonzalez  
Notary Public CHRISTINE GONZALEZ  
my comm exp. 8 20 16



20130502000179680 3/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/02/2013 02:06:43 PM FILED/CERT



**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 Certificateholders  
of Park Place Securities, Inc.,  
Asset-Backed Pass-Through  
Certificates, Series 2004-MCW1  
Mailing Address 2375 N. Glenville Drive (Mail  
Code: TX 983-01-01), Richardson,  
TX 75082

Grantee's Name R. Scott McDanal and Ten  
McDanal

Mailing Address 251 Country Hills Road,  
Montevallo, AL 35115

Property Address 3252 Highway 61, Columbiana,  
AL 35051-5222

Date of Sale 4.19.13  
Total Purchase Price \$12,000.00  
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 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 4.26.13

Print Deborah Kins

Unattested

Deborah Kins  
(verified by)

Sign

Deborah Kins

(Grantor/Grantee/Owner/Agent) circle one

Form



20130502000179680 4/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/02/2013 02:06:43 PM FILED/CERT

Shelby County, AL 05/02/2013  
State of Alabama  
Deed Tax: \$12.00