

This Document Prepared By:

Barry Silvermetz, Vice President for
WELLS FARGO BANK
1661 Worthington Road, Suite 100,
West Palm Beach FL 33409
Phone #: (561) 682-8000

Tax Notice:

Keith Browder
1929 Cahaba Crest Dr
Birmingham, AL 35242



20130913000372490 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
09/13/2013 12:15:35 PM FILED/CERT

SPECIAL WARRANTY DEED

7100109557C 7100109557

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Seven Thousand Two Hundred Ninety-Nine and 00/100 Dollars (\$ 207,299.00) and other good and valuable consideration in hand paid to the undersigned, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WCH1, by its attorney in fact Ocwen Loan Servicing, LLC, a Limited Liability Company organized under the laws of the State of Delaware, and 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 KEITH BROWDER and HOLLY M. BROWDER (hereinafter "Grantee", whether one or more), whose mailing address is: 109 MALLARD POINTE DRIVE , PELHAM, AL 35124, the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 14, Block 1, according to the Map of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 1929 CAHABA CREST DRIVE, BIRMINGHAM, AL 35242

AND BEING the same property conveyed to the Grantor herein by virtue of that certain FORECLOSURE Deed dated 7/10/13 and recorded 7/30/13, Instrument Number 20130730000308540, among the aforesaid land records.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.



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WITNESS my hand and seal this 13th day of August, 2013.

WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
PARK PLACE SECURITIES, INC.
ASSET-BACKED PASS-THROUGH
CERTIFICATES SERIES 2005-WCH1, by
its attorney in fact Ocwen Loan Servicing,
LLC

By: S. Sheffield Sandra L Sheffield
Contract Management

Its: Coordinator ✱
Of Ocwen Loan Servicing, LLC, its attorney in fact

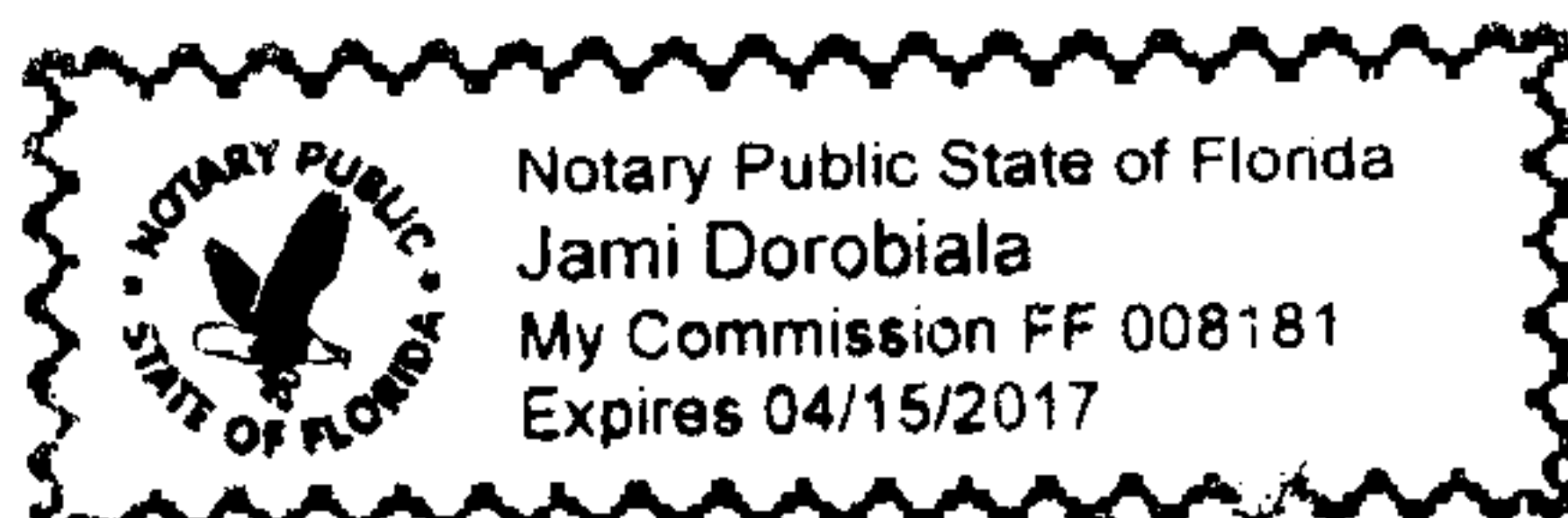
STATE OF FLORIDA

COUNTY OF PALM BEACH

Limited Liability Company Acknowledgement

The foregoing instrument was acknowledged and sworn before me this 13th day of August, 2013, by Sandra L Sheffield as ✱ of Ocwen Loan Servicing, LLC, attorney in fact for WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WCH1 who is personally known to me or who has produced as identification.

Given under my hand this 13th day of August, 2013.



Jami Dorobiala
Notary Public
My Commission Expires:

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 1661 Worthington Rd
Suite 100
West Palm Beach FL
33405

Grantee's Name Keith Brander
Mailing Address Keith M Brander
1929 Cahaba Crest Dr
B'ham AL 35242

Property Address 1929 Cahaba Crest Dr
B'ham AL 35242

Date of Sale 9-5-13
Total Purchase Price \$ 207,299

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 9-5-13

Print Keith Brander

☐ Unattested

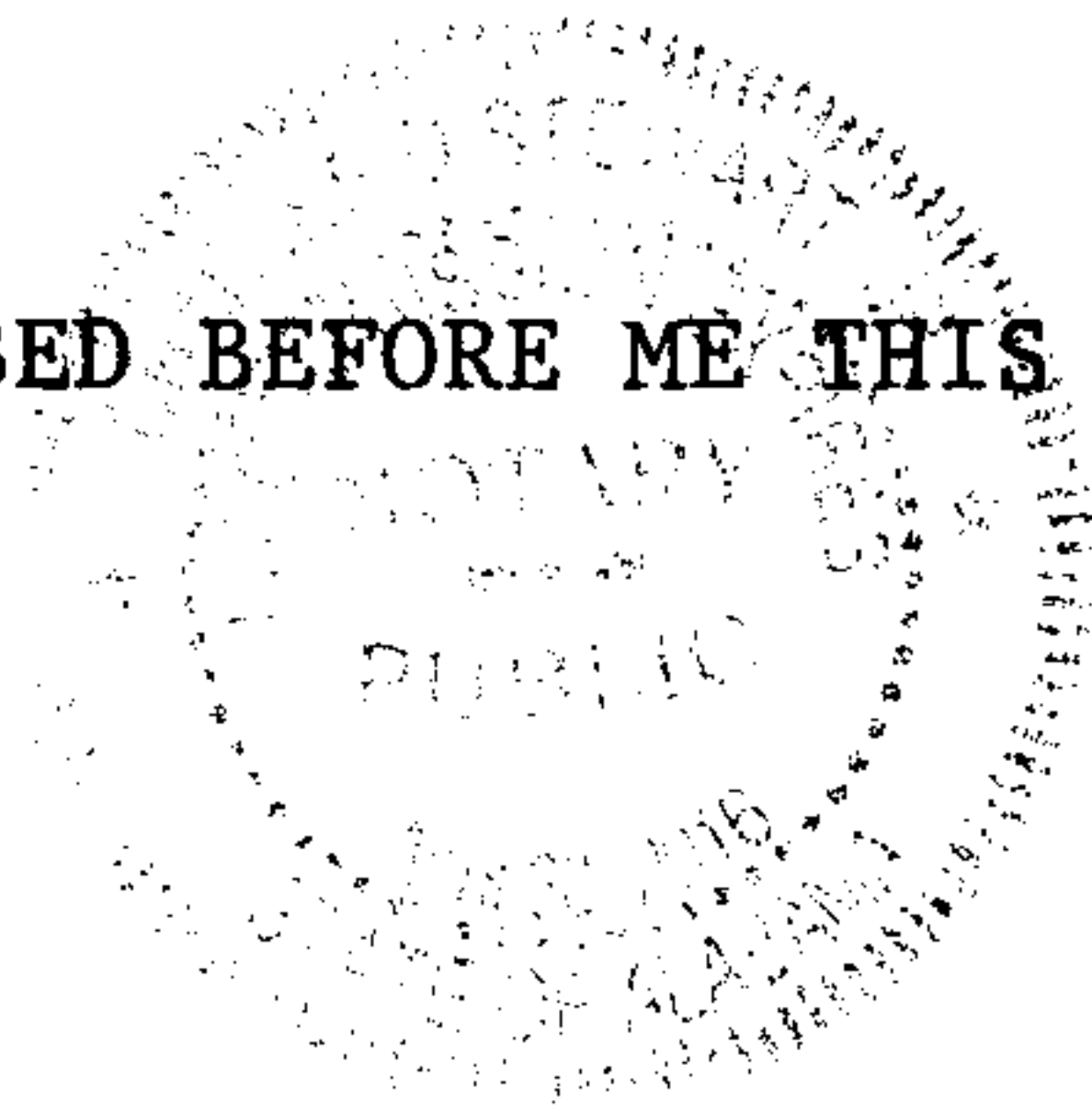
Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 5 DAY OF Sept, 2013.



[Signature]
Notary Public

20130913000372490 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
09/13/2013 12:15:35 PM FILED/CERT

Shelby County, AL 09/13/2013
State of Alabama
Deed Tax: \$21.00