

This instrument was prepared by
Beal Bank

(Name)
7195 Dallas Parkway Plano TX 75024

(Address)

Send Tax Notice To:
Property Acceptance Corporation

(Name)
7195 Dallas Parkway Plano TX 75024

(Address)

QUIT CLAIM DEED


20140619000186280 1/6 \$95.00
Shelby Cnty Judge of Probate, AL
06/19/2014 11:59:23 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

Beal Bank do remise, release, quit claim and convey to the said Property Acceptance Corporation

all rights, title, interest, and claim in or to the following described real estate situated in

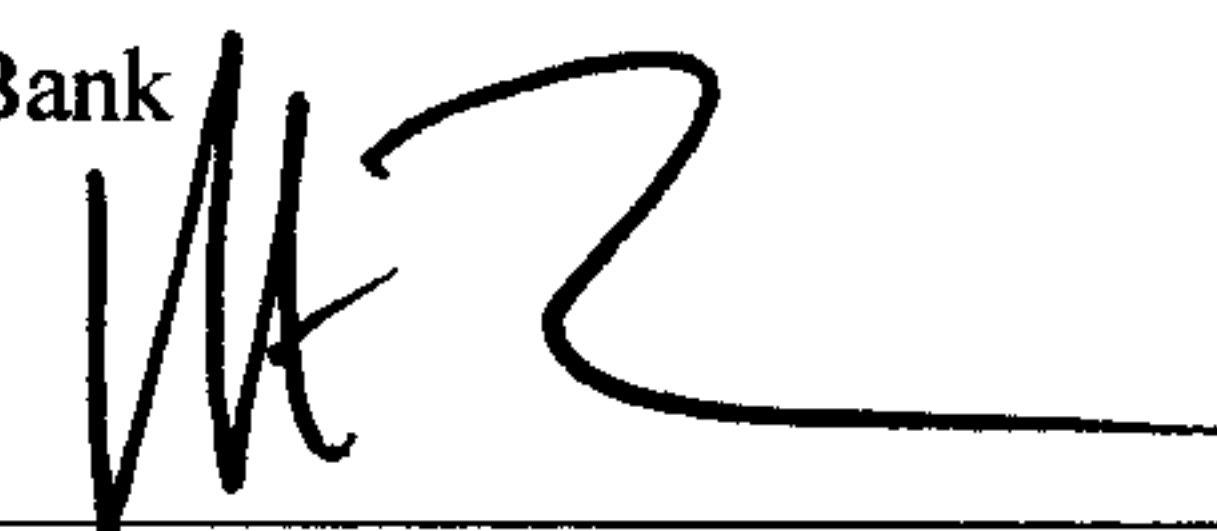
County Alabama, to-wit:

A part of the Southwest Quarter of the Northwest Quarter of Section 6, Township 21 South, Range 2 East, being more particularly described as follows: Commence at the point of intersection of the east right of way line of State Highway #25 with the South right of way line of McGowan Road and run East along the South right of way line of said McGowan Road a Distance of 186.00 feet to the point of beginning: thence continue along last described course a distance of 142.05 feet, thence turn an angle of 86 degrees 39 minutes 59 seconds right and run a distance of 685.54 feet to the North right of way line of the Norfolk Southern Railroad: thence turn an angle of 70 degrees 36 minutes 35 seconds right and run a distance of 172.87 feet along said right of way: thence turn an angle of 111 degrees 00 minutes 39 seconds right and run a distance of 751.49 feet to the point of beginning

TO HAVE AND TO HOLD, to the said Beal Bank, their heirs and assigns, forever.

IN WITNESS WHEREOF, Beal Bank have hereunto set _____ their hand(s) and seal(s), this 30 day
of May, 2014.

Beal Bank


By Kent Twitchell as Attorney in Fact

QUIT CLAIM DEED

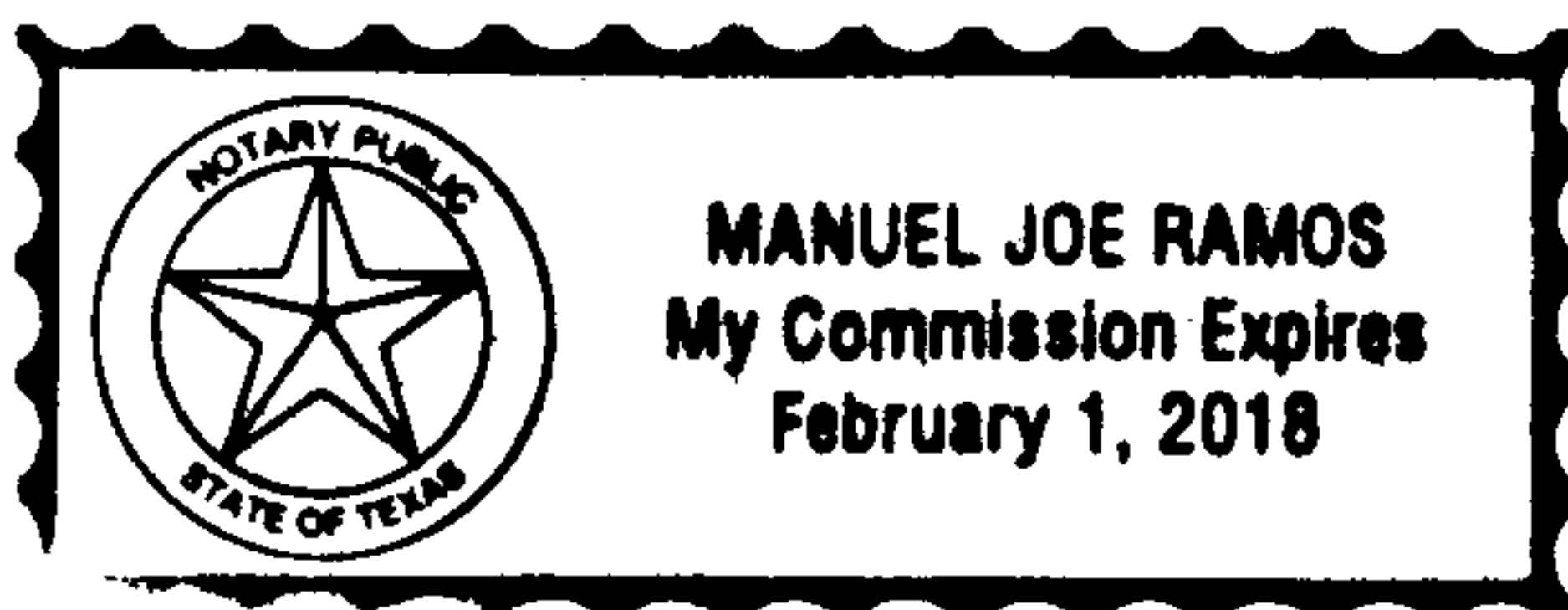
Page 2

STATE OF Texas
COUNTY OF Colton

General Acknowledgment

I, Manuel Joe Ramos, a Notary Public in and for said County in said State, hereby certify that for Kent Twitchell as Attorney in Fact for Beal Bank, signed the foregoing conveyance, and whose is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, _____, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31 day of May 2014.



[Signature] Notary Public

Return to:

TO

QUIT CLAIM DEED

STATE OF ALABAMA

COUNTY OF



20140619000186280 2/6 \$95.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 06/19/2014
State of Alabama
Deed Tax: \$66.00

Recording Fee \$

Deed tax \$ _____ \$


20140619000186280 3/6 \$95.00
Shelby Cnty Judge of Probate, AL
06/19/2014 11:59:23 AM FILED/CERT

Document Prepared By:
 When Recorded Mail To:
 CLMG Corp.
 7195 Dallas Parkway
 Plano, TX 75024
 Stephen J. Costas
 Reviewed for Form & Content By:

Jennifer Williams Bryan, Esq.
LIMITED POWER OF ATTORNEY

From time to time Beal Bank (the "Bank"), may permit CLMG Corp. to service certain residential mortgage loans owned by the Bank with an unpaid principal balance of less than \$1 million (the "Mortgage Loans"). In order to facilitate such servicing, the Bank hereby constitutes and appoints Kent Twitchell, Senior Vice President of CLMG Corp., (provided that such person continues to hold such corporate office), as its true and lawful attorney-in-fact, and in its name, place and stead and for its use and benefit, to execute and acknowledge all documents for the purpose of (i) procuring, preparing, completing and recording any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument which is required (a) for the proper servicing of the related Mortgage Loan or otherwise necessary to cure any defect in the chain of title, (b) to ensure that record title to the Mortgage Loan vests in the Bank or the Bank's designee, and (c) for any other transfer of record title which is required with respect to the Mortgage Loans or the underlying security interest related to each Mortgage Loan; (ii) ensuring that each promissory note related to each Mortgage Loan has been properly endorsed to the Bank or the Bank's designee; (iii) curing any defects associated with any other document or instrument with respect to a Mortgage Loan related to the servicing thereof; (iv) pursuing, prosecuting and defending foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies, suits and other related matters with respect to properties subject to the Mortgage Loans (the "Mortgage Properties"); (v) executing, without recourse of any kind to the Bank, all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage Properties acquired by the Bank either by foreclosure or by deed in lieu of foreclosure; (vi) taking such further actions as are deemed necessary or required to service, administer and enforce the terms of the Mortgage Loans; and (vii) endorsing checks, drafts and other evidences of payment made payable to the Bank regarding the Mortgage Loans.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all things requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, as if the undersigned were personally present. This Limited Power of Attorney is executed and is effective as of this 12th day of August 2013, and expires on the first anniversary date thereafter. Notwithstanding anything to the contrary herein, this Limited Power of Attorney may be revoked at any time.

Any photocopy or other reproduction of this Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing or otherwise.

Beal Bank

By: [Signature]
 Name: Stephen J. Costas
 Title: Vice President

WITNESS

By: [Signature]
 Name: Melissa Cobb
 Title: Counsel

WITNESS

By: [Signature]
 Name: Wm. Bradley Cox
 Title: Counsel

STATE OF TEXAS)
)
 COUNTY OF COLLIN)

20140619000186280 4/6 \$95.00
 Shelby Cnty Judge of Probate, AL
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On this 12th day of August in the year 2013 before me, Terri Weiss, a Notary Public of said state, duly commissioned and sworn, personally appeared Stephen J. Costas, Melissa Cobb, and Wm. Bradley Cox known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of Beal Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affirmed my official seal the day and year in this certificate first above written.



[Signature]
 Notary Public
 Terri S. Weiss

Recorded
 COVINGTON
 Doc Type
 Book & Page
 Dt/tm Recorded:
 Total fees:
 Clerk name:

GABRIELLE SUMME
 KENTON COUNTY CLERK
 POWER OF ATTORNEY
 C - 5249 / 277 1pg
 13 08 28 059 08259
 08/28/2013 02:23:40pm
 17.00 Tax: 0.00
 SAMANTHA H JOHNSON

20140619000186280 5/6 \$95.00
Shelby Cnty Judge of Probate, AL
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STATE OF KENTUCKY }
COUNTY OF KENTON } Sct

I, Gabrielle Summe, Kenton County Clerk, do hereby
certify that the foregoing is a true and correct copy of the
original on record in Bk. C5249 pg 277 of the
Kenton County clerk's office

Given under my hand and official seal, this 9th day
of June 2014

By Jana K Blessy GABRIELLE SUMME, Clerk
D.C.

Real Estate Sales Validation Questionnaire

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

Grantor's Name	<u>Beal Bank</u>	Grantee's Name	<u>Property Acceptance Corp.</u>
Mailing Address	<u>7195 Dallas Parkway</u>	Mailing Address	<u>7195 Dallas Parkway</u>
	<u>Plano TX 75024</u>		<u>Plano TX 75024</u>
Property Address	<u>184 McGowin Rd.</u>	Date of Sale	
	<u>Wilsonville AL 35184</u>	Total Purchase Price	<u>\$</u>
	 	or	
		Current Assessor's MV	<u>\$ 45,830</u>

Documentary Evidence provided:

☐ Closing Statement

☐ Bill of Sale

☐ Sales Contract

☒ Other Quit Claim Deed from Beal Bank to Property Acceptance Corp

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid

☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.

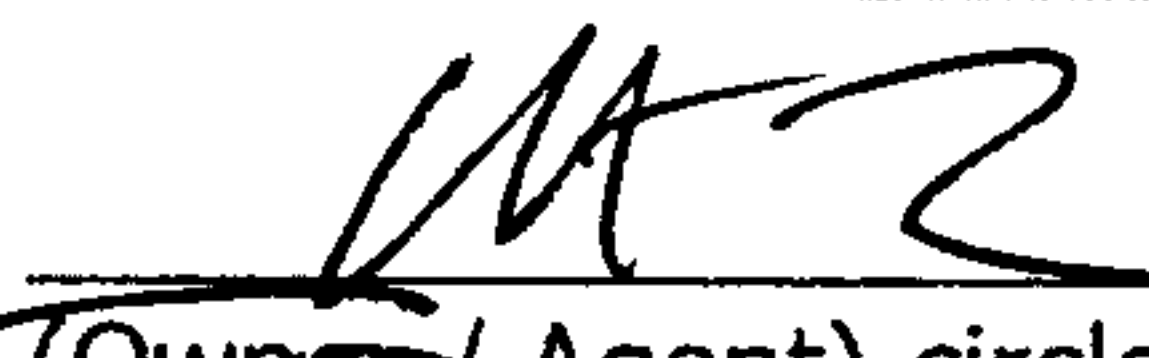
☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date June 5, 2014

Kent Twitchell
Its Attorney-In-Fact

Print: _____

Sign: 
(Owner / Agent) circle one



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