

20140813000252970 1/3 \$107.50
Shelby Cnty Judge of Probate, AL
08/13/2014 12:53:32 PM FILED/CERT

Send Tax Notice To:
D&E, A FINANCIAL EDUCATION
AND TRAINING INSTITUTE, INC.
4532 JONESBORO RD, 2ND FLOOR
FOREST PARK, AL 30297

STATE OF Iowa)
DALLAS COUNTY)

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

79492827 Rec 2

QUIT CLAIM DEED

#19090303814

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and/or other good and valuable consideration in hand paid by D&E, A FINANCIAL EDUCATION AND TRAINING INSTITUTE, INC., (hereinafter referred to as the "Grantees") to the undersigned, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE3, (herein after referred to as the "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents hereby remise, release, quitclaim and convey to the said Grantees the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND AS SITUATED IN SECTION 2, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 02 DEGREES 02 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 251.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE FOR A DISTANCE OF 173.53 FEET; THENCE RUN NORTH 74 DEGREES 49 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 796.29 FEET; THENCE RUN NORTH 87 DEGREES 37 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 274.14 FEET; THENCE RUN NORTH 75 DEGREES 42 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 112.47 FEET; THENCE RUN SOUTH 71 DEGREES 11 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 225.00 FEET; THENCE RUN NORTH 18 DEGREES 48 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 56.00 FEET; THENCE RUN SOUTH 71 DEGREES 11 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 169.84 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 1.94 ACRES MORE OR LESS.

ALSO, CONVEYED HERewith THE SUBJECT TO A 20' INGRESS/EGRESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED IN DEED OF RECORD IN INSTRUMENT NO. 20051114000595300, IN THE PROBATE OFFICE FOR SHELBY COUNTY, ALABAMA.

Shelby County, AL 08/13/2014
State of Alabama
Deed Tax: \$87.50

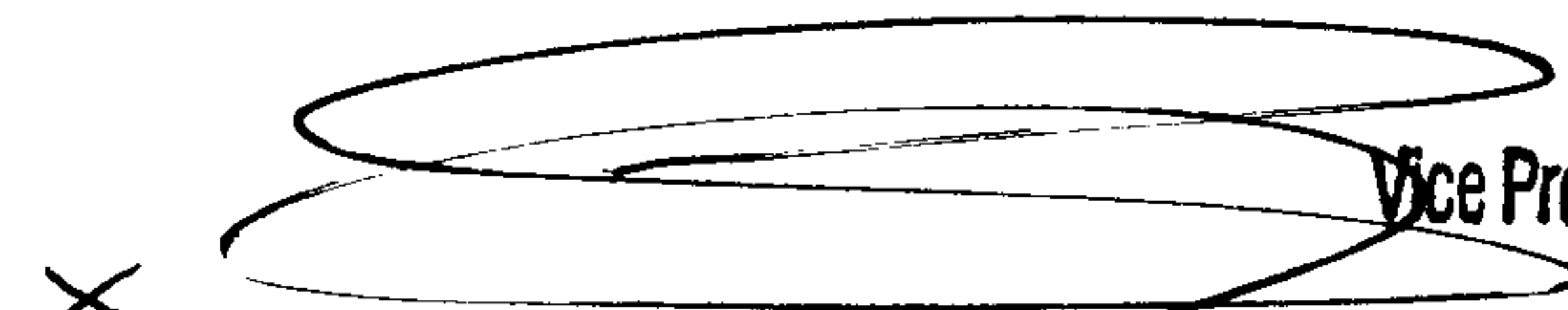
APN: 36-1-02-0-001-070.003

PROPERTY ADDRESS: 9223 HIGHWAY 155, MONTEVALLO, AL 35115

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD to the said Grantees forever.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and signature to this instrument of conveyance on this 9 day of July, 2014.

 **SCOTT E GEIST**
Vice President Loan Documentation
7-9-14
**WELLS FARGO BANK, N.A., AS ATTORNEY
IN FACT FOR U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
CITIGROUP MORTGAGE LOAN TRUST
2007-WFHE3, ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES
2007-WFHE3**

State of Iowa

County Dallas

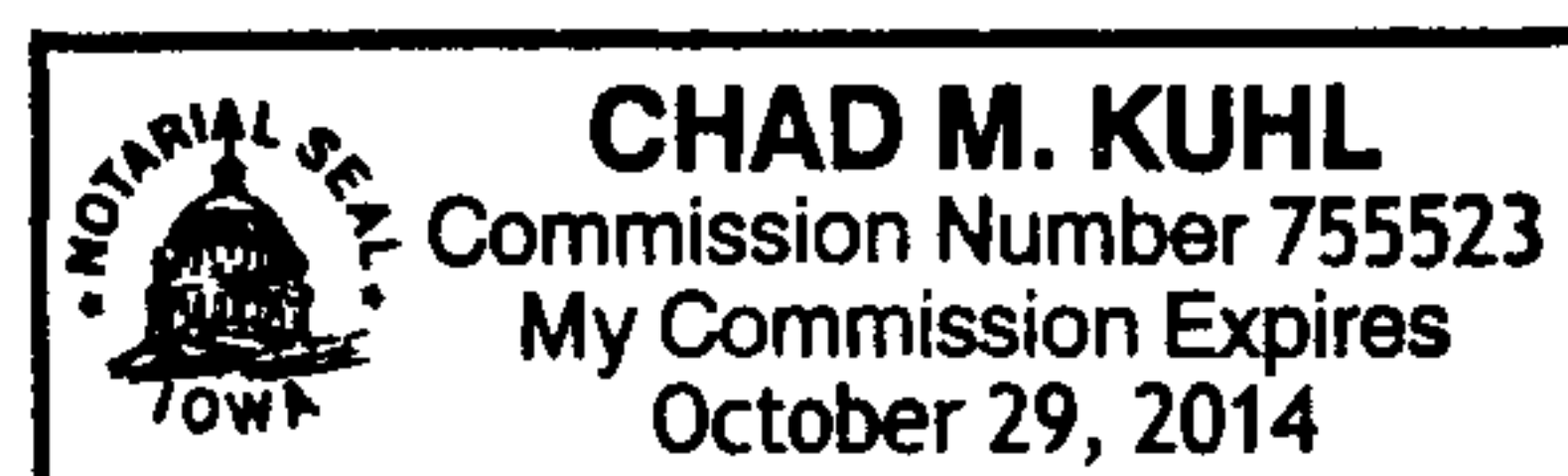
On this 9th day of July, 2014, before me, a Notary Public in and for said county, personally appeared Scott E Geist, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A as attorney in fact for **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE3**, by authority of its board of (directors or trustees) and the said (officer's name) Scott E Geist acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.




(Signature)

(Stamp or Seal)

Notary Public



210-AI-VI


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7906 8/6/2014 79492827/2

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.
Mailing Address 8480 STAGE COACH CIRCLE
FREDERICK, MD 21701

Grantee's Name D&E
Mailing Address A Financial Education & Training Inst
4532 Jonesboro Rd 2nd floor
Forest Park GA 30297

Property Address 9223 Highway 155
Montevallo, AL 35115

Date of Sale 7/17/2014
Total Purchase Price \$ 100,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ 87180.00

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 07/29/14

Unattested

(verified by)

Print

Sign



Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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