

AL-160500055

This instrument was prepared by:

Victor Kang  
Rubin Lublin AL, LLC  
100 Concourse Parkway, Suite 115  
Birmingham, AL, 35244

Send Tax Notices To:

Janette Chavez Rico, a married woman  
1106 DEARING DOWNS D  
Helena, AL 35080

**20160601000187040**  
**06/01/2016 08:50:53 AM**  
**DEEDS 1/10**

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3740 Davinci Court, Suite 150  
Peachtree Corners, GA 30092

THE STATE OF Colorado  
Douglas COUNTY

#### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 115,000.00 Dollars, to the undersigned grantor(s), **Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-through Certificates Series 2007-NCW** in hand paid by **Janette Chavez Rico**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Janette Chavez Rico, a married woman**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Janette Chavez Rico, a married woman** and his heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 04/13/2016 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

In Witness Whereof, we have hereunto set our hands and seals, this 4 day of MAY, 2016

Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-through Certificates Series 2007-NCW

SPECIALIZED LOAN SERVICING, LLC, as attorney in fact

Jeff Harnish, Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact  
For Specialized Loan Servicing, LLC

By: [Signature]  
Printed Name: Jeff Harnish

Title: AVP of SPECIALIZED LOAN SERVICING, LLC, as attorney in fact for Wells

Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-through Certificates Series 2007-NCW

The State of Colorado

Douglas County

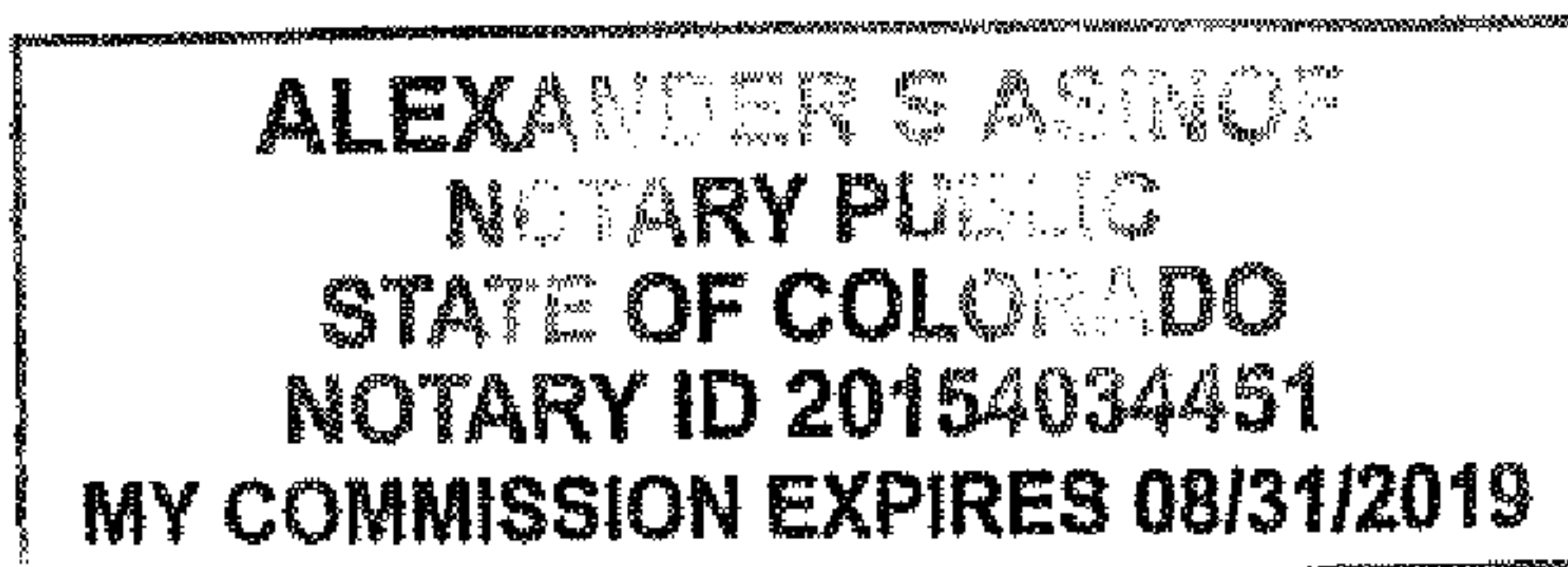
I, Alexander S Asinof a Notary Public (AA) in and for said County, in said State, hereby certify that Jeff Harnish whose name as AVP of Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing, LLC as attorney in fact for Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-through Certificates Series 2007-NCW, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney in fact as aforesaid.

Given under my hand this the 4 day of MAY, 2016.

[Signature]

Notary Public

(Notary Seal)



AL-16050005S

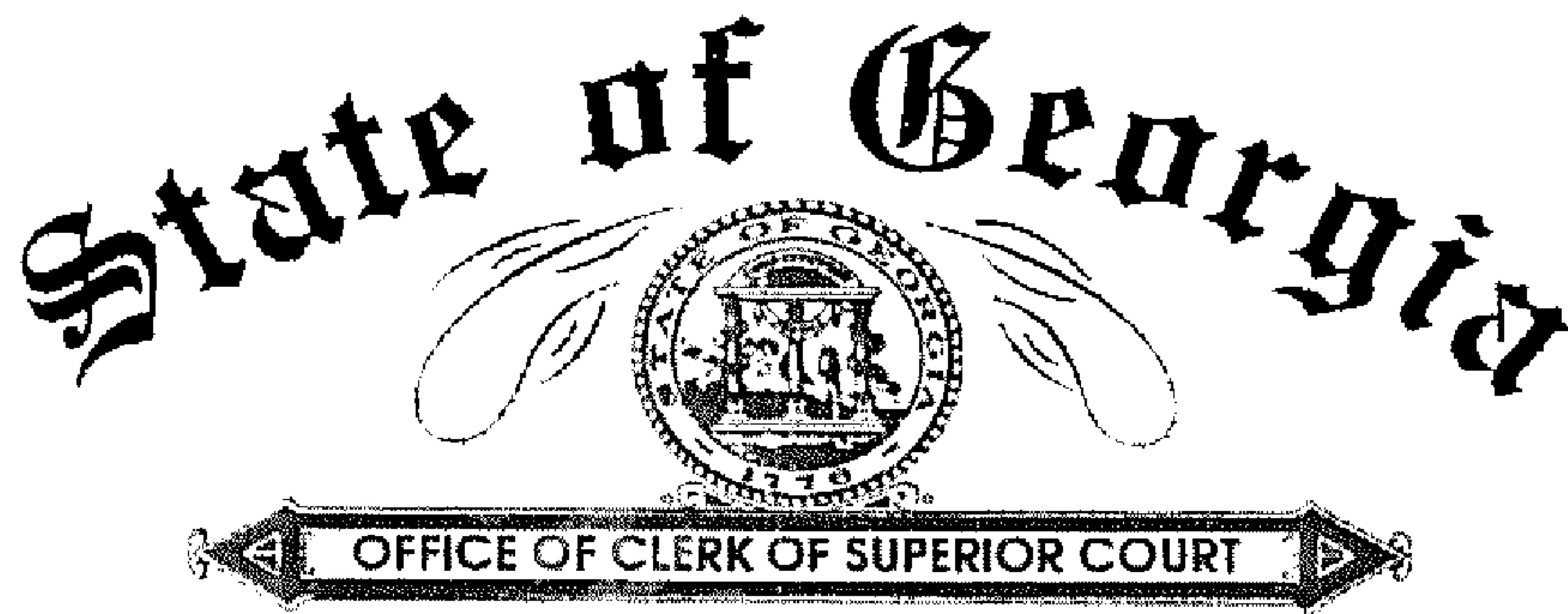
**20160601000187040 06/01/2016 08:50:53 AM DEEDS 3/10**

**EXHIBIT "A"**

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as Lot 4, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.

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Exhibit "B"



### AFFIDAVIT OF CLERK OF COURT

**Certificate Date:** October 5, 2015

**Court of Record:**  Cherokee Superior Court  
 Cherokee State Court  
 Cherokee Juvenile Court  
 Cherokee Magistrate Court

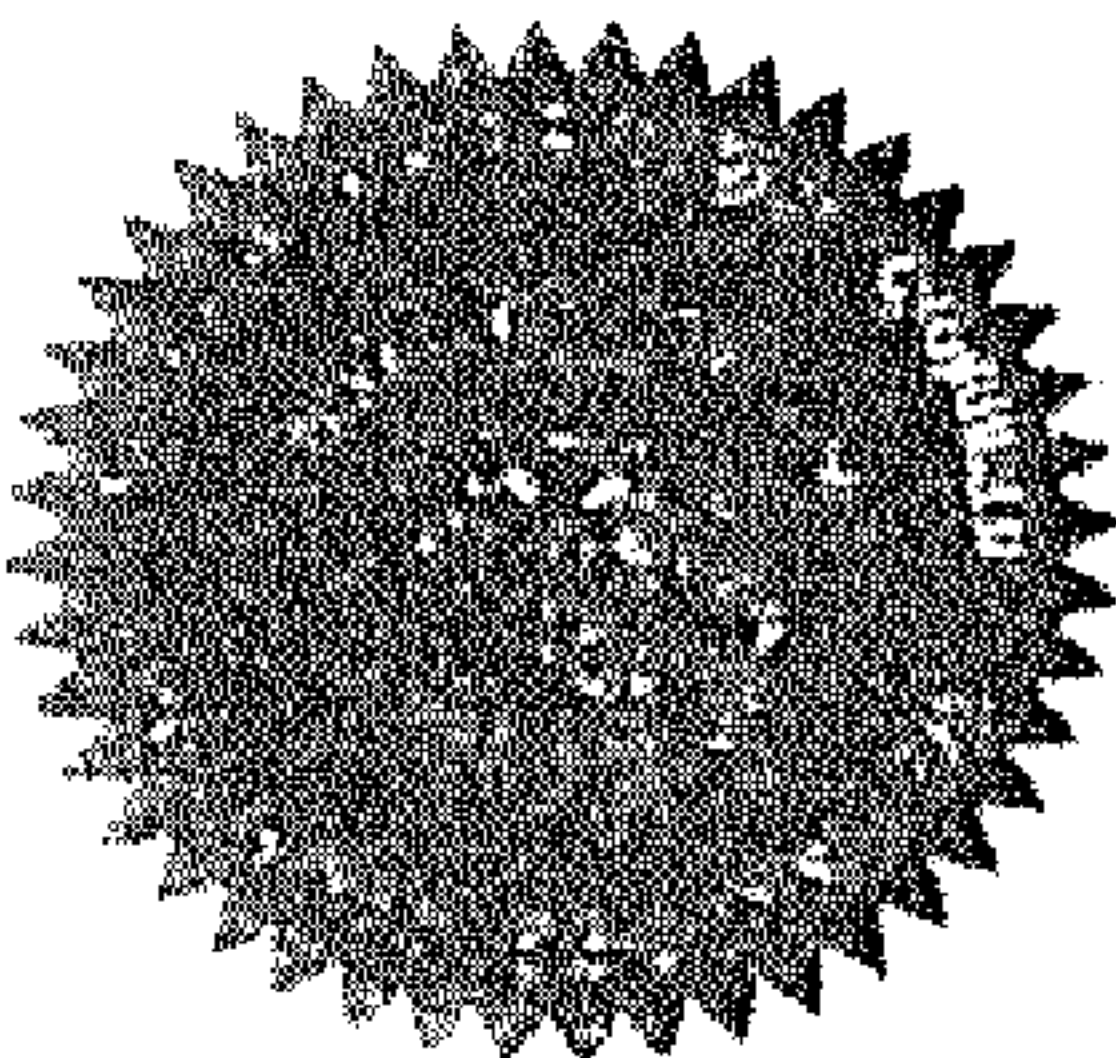
**Book and Page:** Book 13-486 Page 257

**Number of Pages Certified (excluding Certificate):** 4 Pages

**Description of Document(s) Copied and Certified:** Power of Attorney

I, Patty Baker, Clerk of Cherokee Superior Court, State Court and Juvenile Court, or the Deputy Clerk specified below, hereby certify that the attached page(s) is/are a true and correct copy of the document(s) enumerated herein, and that said documents were filed in the case indicated above as a part of the official record of this office, of which I am the official custodian, as authorized by Georgia law.

Witness my hand and the official seal of this office on the date written.



Patty Baker *TD*  
Patty Baker, Clerk

Vanessa Cummings  
Deputy Clerk

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0437738  
MCCALLA RAYMER LLC  
900 HOLCOMB WOODS PKWY  
ROSWELL, GA 30076

2015078572 7/22/2015 4:33 PM  
PGS 4 \$26.00 DF \$0.00  
Electronically Recorded Jefferson County, CO  
Faye Griffin, Clerk and Recorder TD1000 N



Deed Book 13486 Pg 257  
Filed 09/10/2015 08:15 AM  
20-2015-030772  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

LIMITED POWER OF ATTORNEY

The undersigned, SPECIALIZED LOAN SERVICING LLC, having its office at 8742 Lucent Boulevard, Suite 300, Highlands Ranch, Colorado 80129 (the "SLS"), hereby appoints the individuals ("Signing Officers") of SPECIALIZED ASSET MANAGEMENT LLC, set forth on the attached Exhibit A-1 at the request of Specialized Asset Management LLC ("SAM"), each of whom are officers of SAM, to be SLS' true and lawful Attorney-in-Fact to act in the name, and on behalf, of SLS with power to do only the following in connection with those certain third party mortgage residential loans as may be sent to SAM by SLS or any of its affiliates or subsidiaries to perform property management and real estate disposition services (the "Mortgage Loans"); provided such actions are otherwise taken in accordance with the requirements of applicable laws, rules and regulations, and further that any action taken by a Signing Officer is specifically enumerated below and thus within the scope of this authority granted to such Signing Officer:

1. The preparation, negotiation, execution and recording of the following documents in connection with the Mortgage loans:

- a. Purchase Contracts;
- b. Counter Proposals;
- c. Required Disclosures Related to the Sale of Real Estate;
- d. Addendums;
- e. Deeds of Conveyance;
- f. HUD-1 Settlement Statements;
- g. Earnest Money Releases;
- h. Fee Agreement with Law Firms;
- i. Master Listing Agreements;
- j. Rental/Lease Agreements;
- k. Property Management Agreements;
- l. Relocation Agreements (Cash for Keys);
- m. Title Documents Related to Sales of Real Estate;
- n. Vacant Property Registration Documents; and
- o. Eviction Documents relating to eviction proceedings.

2. The execution of other documents that are ancillary or related thereto or contemplated by the provisions of the above referenced documents; and to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto.

3. The full power and authority to take all such ministerial actions and, in such ministerial capacity, execute and deliver all such instruments and documents the officer(s) of SLS deem necessary or appropriate in order to effectuate fully the purpose of each and all of the

Officer: POA



CLERK AND RECORDER OF JEFFERSON COUNTY CERTIFIED TO BE FULL TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT IN MY CUSTODY.  
DATE: 07/22/2015 FAYE GRIFFIN, JEFFERSON COUNTY CLERK AND RECORDER  
BY: Colleen M. DeLoster DEPUTY CLERK  
FAYE GRIFFIN

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DEEDS 6/10 08:50:53 AM DEEDS 6/10

foregoing powers.

4. The full power and authority to correct clerical ambiguities and errors in documents necessary to effect items 1 through 3 above.

This Power of Attorney is effective for two (2) years from the date hereof or the earlier of (i) written revocation by SLS, or (ii) the Signing Officer shall no longer be employed by SAM.

The authority granted to SAM by this Limited Power of Attorney is not transferable to any other party or entity.

This Limited Power of Attorney shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by SAM, which SAM could properly have taken pursuant to this Limited Power of Attorney, are, and hereby are, ratified and affirmed.

\*\*\*

Officer POA

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IN WITNESS WHEREOF, Specialized Loan Servicing LLC has caused and by these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 17<sup>th</sup> day of July, 2015.

SPECIALIZED LOAN SERVICING LLC

By: [Signature]

Name: Amanda M. Darby

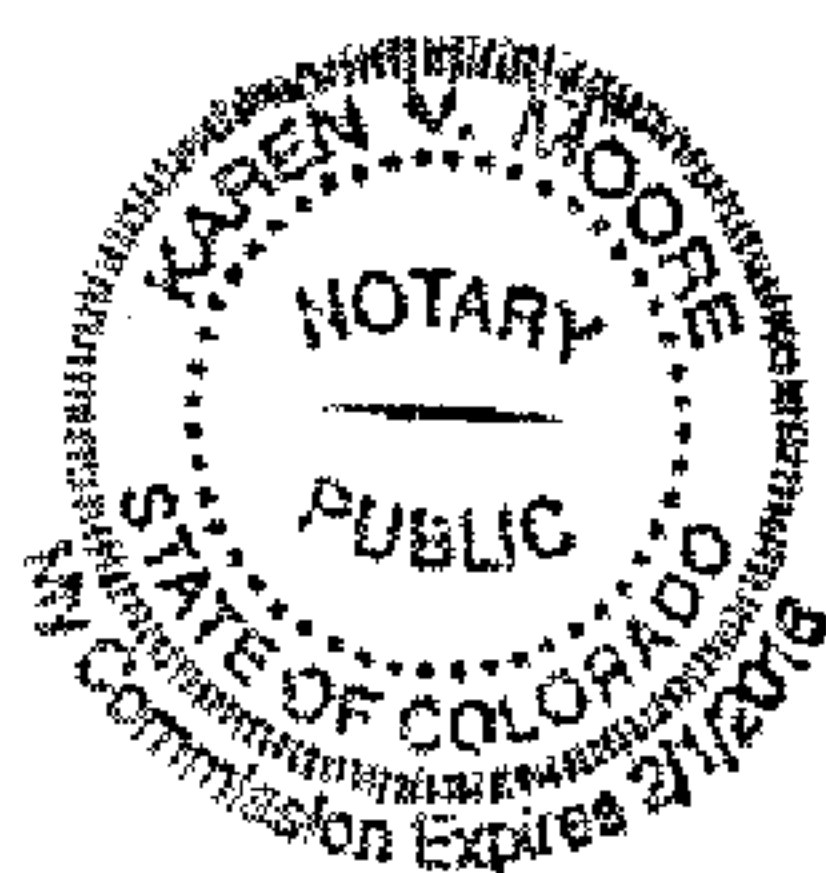
Title: Senior Vice President, Secretary and General Counsel

STATE OF COLORADO )

COUNTY OF DOUGLAS )

On the 17<sup>th</sup> day of July in the year 2015 before me, the undersigned, personally appeared Amanda M. Darby, Senior Vice President, Secretary and General Counsel of Specialized Loan Servicing LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

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



[Signature]

Notary Public

Officer POA

COPIED COPY  
FILED  
COUNTY OF DOUGLAS

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www.al.com

EXHIBIT A-1  
SIGNATORY AUTHORITY LIST

- Ronald Rooney, Senior Vice President, Mortgage Operations
- Scott Keeter, Vice President, REO Management
- Margaret Fagan, Assistant Vice President, REO
- Jeff Harnish, Assistant Vice President, Valuations
- Jeffery Dowden, Second Assistant Vice President, REO
- Bernadette Fleming, Second Assistant Vice President, REO
- Jeanne Lien, Second Assistant Vice President, REO Evictions
- Ashlee Randall, Second Assistant Vice President, Valuations
- George Roth, Second Assistant Vice President, REO

State of Alabama, Etowah County  
I certify this instrument was filed  
and fees collected are:

2015 October -23 9:52AM

Instrument Number	3425347	Pages	5
----- MISCELLANEOUS -----			
RECORDING	15.00	CERTIFICATION	3.00
SCAN FEE	5.00	RENTAL HC	2.00
PROBATE F	3.00		
Total Fees			28.00
Sobhy Jenkins, Judge of Probate			

Officer POA

M McCalla Raymer LLC  
Two North 20th St  
Bham AL  
35203

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 MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-through Certificates Series 2007-NCW	Grantee's Name:	Janette Chavez Rico
Mailing Address:	c/o Specialized Loan Servicing, LLC, 8742 Lucent Blvd, Ste 300 Highlands Ranch, CO 80129	Mailing Address:	1106 DEARING DOWNS D Helena, AL 35080
Property Address:	1106 DEARING DOWNS D Helena, AL 35080	Date of Sale:	05/25/2016
		Total Purchase Price:	115,000.00

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. 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).

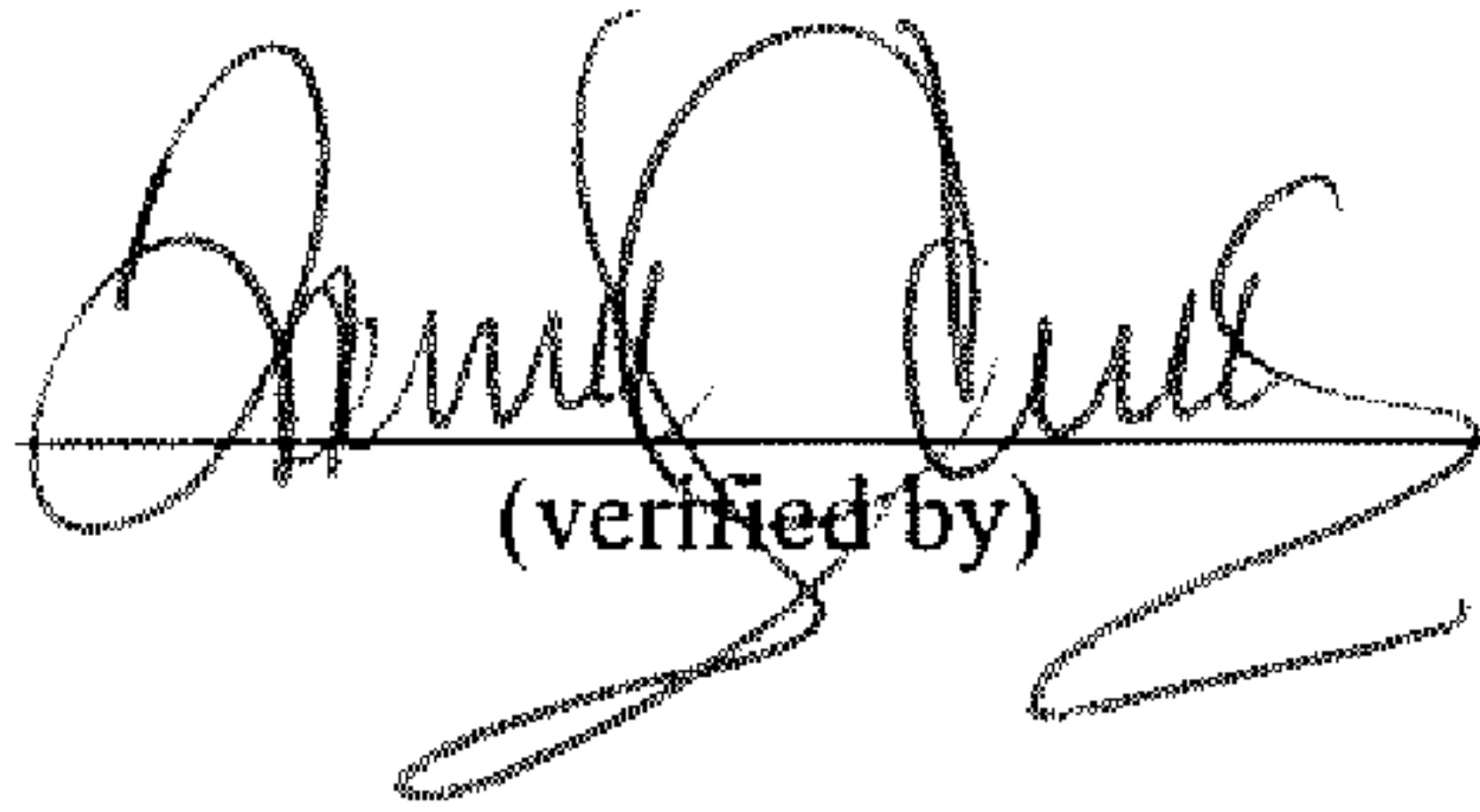
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

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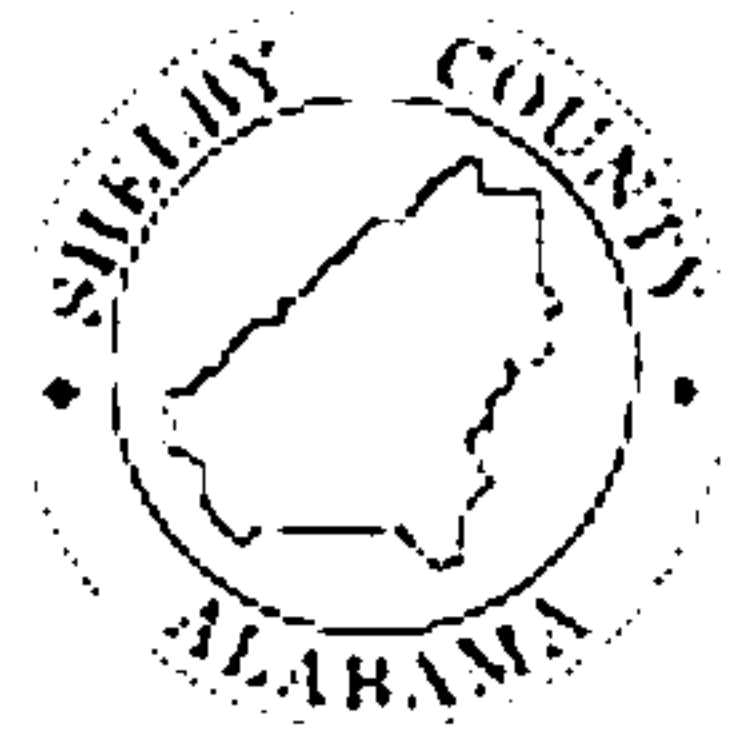
Date: 5-31-16

         Unattested

  
(verified by)

Print: LAUREN J. FILLION

Sign:   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2016 08:50:53 AM  
\$156.00 CHERRY  
20160601000187040

