

This Instrument Prepared Without Title
Examination By:
William J. Long
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, AL 35203

Send Tax Notice to:
Magdaleno Espinoza Torres
724 Crosscreek Trail
Pelham, AL 35124

CORRECTIVE - NO TAX
COLLECTED

20170804000283210

08/04/2017 02:37:38 PM

CORDEED 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

CORRECTIVE SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFCI, Asset-Backed Pass-Through Certificates, whose post office address is 1600 South Douglass Road, Suite 110 & 200A Anaheim, California 92806 (the "Grantor") does grant, bargain, sell and convey unto Magdaleno Espinoza Torres, a single person (the "Grantee"), whose post office address is 724 Crosscreek Trail, Pelham, AL 35124, the following described real estate situated in Shelby County, Alabama (the "Property") to-wit:

Lot 7, Block 3, according to the survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, Page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel ID#: 13 1 12 2 001 052.000

More commonly known as 724 Crosscreek Trail, Pelham, AL 35124

This conveyance is made subject to the following exceptions:

1. Taxes for the current year and all future years;
2. Easements, restrictions, rights of way and agreements of record;
3. Any valid and existing oil, gas and mineral leases, mineral and mining rights of record;
4. Matters that would be shown by an accurate survey and inspection of the Property.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

AND this conveyance is made for the sole purpose of correcting an error in the legal description of the Property as the same appears in that certain Special Warranty Deed from Grantor WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFCI, Asset-Backed Pass-Through Certificates, dated March 19, 2012 and recorded March 30, 2012 as Instrument 20120330000110330, in the Probate Office of Shelby County, Alabama (the "Prior Deed"). The Grantee named herein is the true and correct grantee intended under the Prior Deed, and the

Prior Deed shall be deemed amended hereby to reflect the correct legal description of the Property as shown herein.

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 the acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of

July, 2017.

Witness:

Print Name: Vajraporn Tasukon

Witness:

Print Name: Jodi Johnston

GRANTOR:

Carrington Mortgage Services, LLC, as Servicer and Attorney in Fact for WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFCI, Asset-Backed Pass-Through Certificates

By: [Signature]
Print Name: Elizabeth A. Ostermann
Its: Vice President, Carrington Mortgage Services, LLC

20170804000283210 08/04/2017 02:37:38 PM CORDEED 2/3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On JUL 24 2017 before me, Judit Saucedo, Notary Public, personally appeared, Elizabeth A. Ostermann, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
(Title or description of attached document)
(Title or description of attached document continued)
Number of Pages _____ Document Date _____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER
[] Individual (s)
[] Corporate Officer
(Title)
[] Partner(s)
[] Attorney-in-Fact
[] Trustee(s)
[] Other _____

- INSTRUCTIONS FOR COMPLETING THIS FORM
Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document.
• State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
• Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
• The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
• Print the name(s) of document signer(s) who personally appear at the time of notarization.
• Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
• The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
• Signature of the notary public must match the signature on file with the office of the county clerk.
• Securely attach this document to the signed document



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/04/2017 02:37:38 PM
\$21.00 CHERRY
20170804000283210

Judit Saucedo