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STATE OF ALABAMA  
SHELBY COUNTY

Return to and mail tax statements to:  
WCB Realty Company LLC  
9000 Parkway E, 101  
Birmingham, AL 35206

File #: 101-10108807

## **SPECIAL WARRANTY DEED**

Know all men by these presents: That for and in consideration of TWO HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED TWENTY-FIVE and 00/100 (\$214,725.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, whose post office address is 8950 Cypress Waters Blvd., Coppell, TX 75019 (herein referred to as Grantor), does hereby grant, bargain, sell and convey to WCB REALTY COMPANY LLC, whose address is 9000 Parkway E, 101 Birmingham, AL 35206, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

LOT 25 ACCORDING TO THE SURVEY OF FINAL PLAT OF OAKLYN HILLS PHASE 4  
AS RECORDED IN MAP BOOK 36, PAGE 96, SHELBY COUNTY, ALABAMA RECORDS.

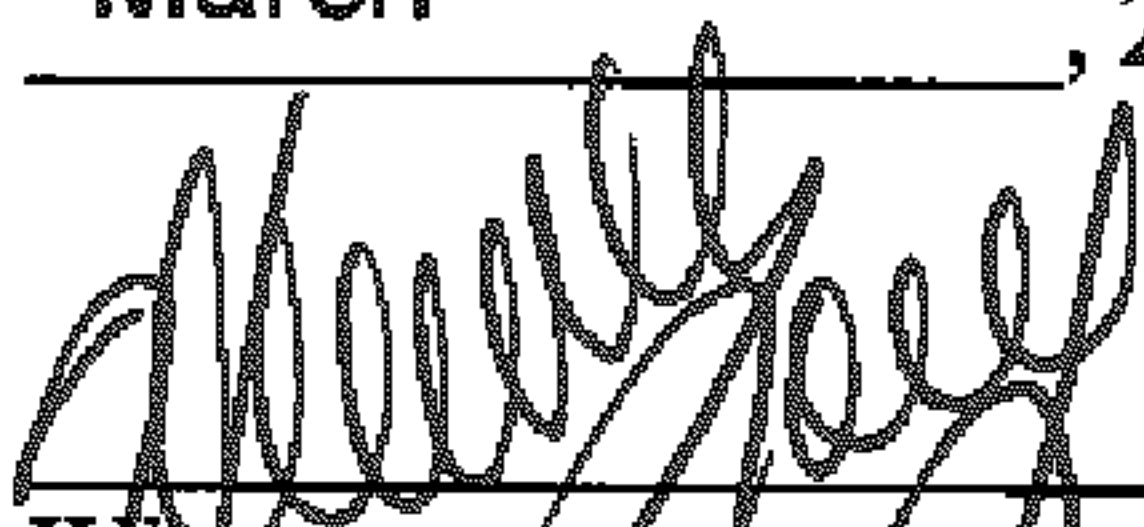
Property Address: 112 Lakeland Ridge, Pelham, AL 35124  
Parcel ID: \_\_\_\_\_

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property


And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 29 day of March, 2019.

  
\_\_\_\_\_  
Witness

Heidi Long  
Printed Name

  
\_\_\_\_\_  
Witness

Karen Skinner  
Printed Name

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
TRUSTEE MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-1

By: NATIONSTAR MORTGAGE, LLC, as attorney in fact

By:   
\_\_\_\_\_  
Name/Title: Noemi Talamantes / Assistant Secretary

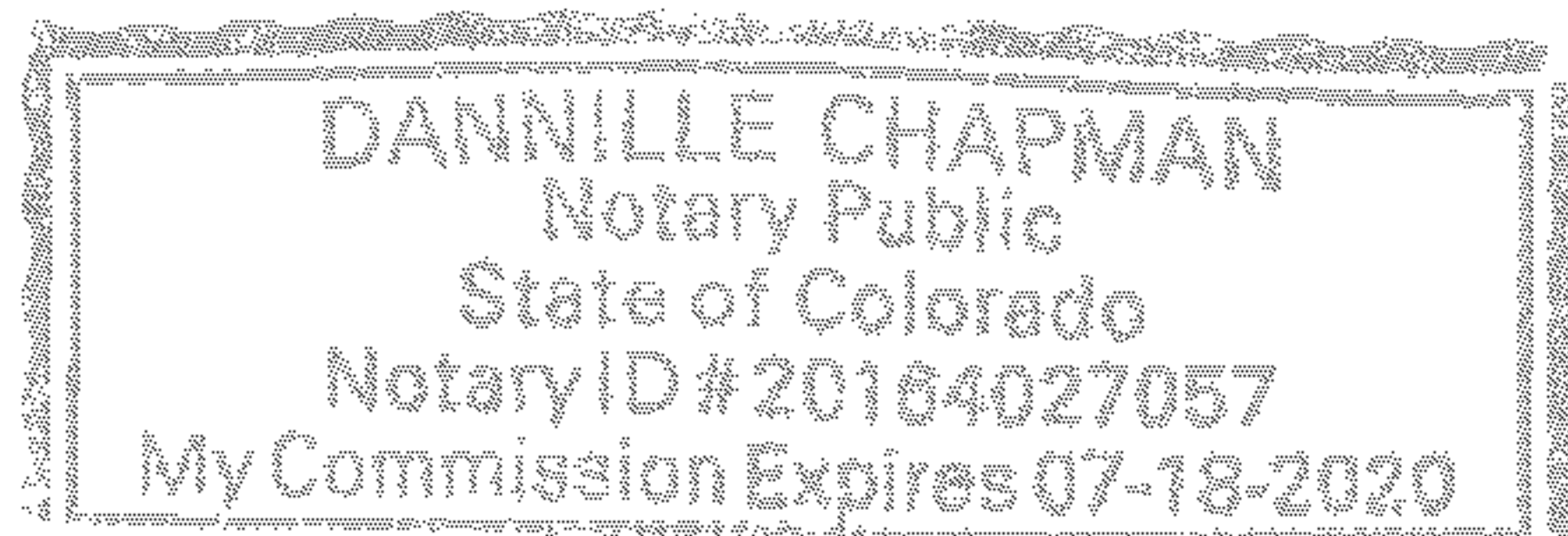
Name/Title: Noemi Talamantes / Assistant Secretary

STATE OF Colorado }

COUNTY OF Douglas }

I, a Notary Public, in and for said County in said State, hereby certify that Noemi Talamantes whose name is Assistant Secretary of NATIONSTAR MORTGAGE, LLC, as attorney in fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 29 day of March, 2019



  
\_\_\_\_\_  
Notary Public Dannille Chapman  
My commission expires: 7/18/2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:  
Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546

Receipt # 74901



VOL 9233 PG 281  
12/31/2014 02:02:56 PM  
24 Pages  
POWER OF ATTORNEY  
Michael B. Smart City Clerk

Document drafted by and  
RECORDING REQUESTED BY:  
Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067



15-064486 NON ABSTRACTED DEED  
V Bk: 02034 Pg: 0862-0886 Rec Fee \$263.00  
John S. Hogan, Bergen County Clerk  
Recorded 08/26/2015 10:50:55 AM

01-15003334

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## LIMITED POWER OF ATTORNEY

The trusts identified on the attached Schedule A (the "Trusts"), by and through U.S. Bank National Association, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, BP-MN-WS3D, St. Paul, MN 55107, not in its individual capacity but solely as Trustee ("Trustee"), hereby constitutes and appoints Nationstar Mortgage LLC, ("Servicer"), and in its name, aforesaid Attorney-in-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (10) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-in-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by the Trustee. These Loans are secured by collateral comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby. Please refer to Schedule A attached hereto.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where the Servicer has an obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Deutsche Bank National Trust  
 Mailing Address Company, Trustee  
8950 Cypress Waters Blvd  
Coppell, TX 75019

Grantee's Name WCB Realty Company, LLC  
 Mailing Address 9000 Parkway E, 101  
Birmingham, AL 35206

Property Address 112 Lakeland Ridge  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County, Alabama, County  
 Clerk  
 Shelby County, AL  
 04/16/2019 12:03:19 PM  
 \$40.00 CHERRY  
 20190416000123780

*Deanne S. Bayl*

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 March 29, 2019

Print Noemi Talamantes

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

DANNILLE CHAPMAN  
 Notary Public  
 State of Colorado  
 Notary ID #20164027057  
 My Commission Expires 07-18-2020

(verified by)

Print Form

Form RT-1