

20200130000039140  
01/30/2020 10:04:34 AM  
DEEDS 1/4

**This Document Prepared By:**

Leila H. Hale, Esq.  
9041 South Pecos Road #3900  
Henderson, NV 89074  
Phone: 702-736-6400

**After Recording Send Tax Notice To:**

Alexis D. Hernandez Lopez  
156 Kentwood Dr.  
Alabaster, AL 35007

Assessor's Parcel Number: 28 6 23 0 000 034.000

**SPECIAL WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE HUNDRED TWENTY-FOUR THOUSAND ONE HUNDRED NINETY-FIVE AND 05/100 DOLLARS (\$124,195.05), to the undersigned GRANTOR, **Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1, By its attorney-in-fact PHH Mortgage Corporation**, whose mailing address is C/O PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, New Jersey 08054, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Alexis D. Hernandez Lopez, A Single Person**, (herein referred to as grantee), whose mailing address is 156 Kentwood Drive, Alabaster, AL 35007, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 19, ACCORDING TO THE SURVEY OF MARENGO, SECTOR ONE, AS RECORDED IN MAP BOOK 22, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 120 Greenwood Circle, Calera, Alabama 35040

Source of Title. Ref.: Foreclosure Deed: Recorded August 29, 2019; Doc. No. 20190829000318800

Total Purchase Price: \$124,195.05

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

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

Date: 1/15/2020 Printed Name: Jacqueline S. Michaelson  
Signature: Jacqueline S. Michaelson

IN WITNESS WHEREOF, the said GRANTOR, by its Contract Management Coordinator  
who is authorized to execute this conveyance, has hereunto set its signature and seal, this 15  
day of January, 20 20

Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1, By its attorney-in-fact PHH Mortgage Corporation

Attest:

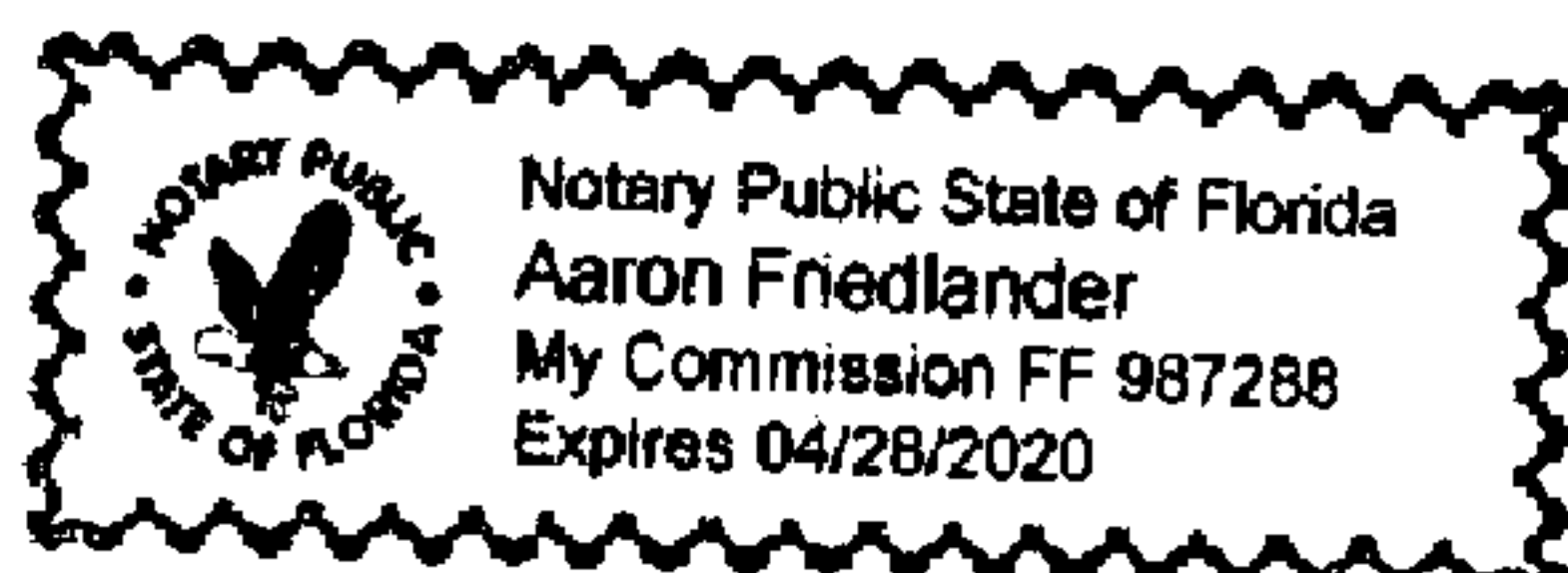
Beonide Durandisse Contract Management Coordinator  
Printed Name & Title  
By: Jacqueline S. Michaelson Contract Management Coordinator  
Printed Name & Title  
1/15/2020

STATE OF Florida  
Palm Beach COUNTY

I, Aaron Friedlander, a Notary Public in and for said County, in said State, hereby certify that Jacqueline S. Michaelson, by means of ☒ physical presence or ☐ online notarization, whose name as Contract Management Coordinator of its attorney-in-fact **PHH Mortgage Corporation for Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1**, a corporation, 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 the above and foregoing conveyance, he/she, as such signor and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

POA recorded simultaneously herewith  
NOTARY STAMP/SEAL

Given under my hand and official seal of office this 15 day of January, 20 20.



Aaron Friedlander  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Loan No. 8012668433

**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 – See Ex-A**Mailing Address C/O PHH Mortgage Corporation, 1 Mortgage Way, Mount Laurel, New Jersey 08054Grantee's Name **Alexis D. Hernandez Lopez**Mailing Address 156 Kentwood Drive, Alabaster, AL 35007Property Address 120 Greenwood Circle, Calera, Alabama 35040

Date of Sale

1/15/2020Total Purchase Price \$124,195.05

or

Actual Value

\$

or

Assessor's Market Value \$

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

1/15/2024

Jacqueline S. Michaelson

Contract Management Coordinator

Print

Sign

Jacqueline S. Michaelson

1/15/2024

(Grantor/Grantee/Owner/Agent) circle one

Michaelson

Form RT-1

☒ Unattested

Beonide Durandisse  
Contract Management Coordinator

(verified by)

eForms

**EXHIBIT 'A'**

**Grantor/Seller:**

Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1, by its attorney-in-fact PHH Mortgage Corporation.

**Signature of Seller:**

Jacqueline S. Michaelson

Jacqueline S. Michaelson

Contract Management Coordinator



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/30/2020 10:04:34 AM  
\$56.00 CHERRY  
20200130000039140

Alvin S. Byrd

Property Address:  
120 Greenwood Circle, Calera, AL 35040

1/15/2024