

)
)
)
)
)
)
)
)
)

STATE OF ALABAMA
Shelby COUNTY

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

File #: 101-10450436

SPECIAL WARRANTY DEED

Know all men by these presents: That for and in consideration of three hundred seventy thousand six hundred fifty and 00/100 (\$370,650.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Wells Fargo Bank, National Association, as Trustee for Lehman ABS Mortgage Loan Trust 2007-1, 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:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 5033 Bent River Trace, Birmingham, AL 35216
Parcel ID: **10 4 17 0 005 053.000**

\$345,650.00 of the above mentioned purchase price was paid for from a mortgage loan which was simultaneously closed herewith. 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 27 day of
December, 2022.

Witness

Printed Name

Witness

Printed Name

STATE OF _____}

COUNTY OF _____}

I, a Notary Public, in and for said County in said State, hereby certify that _____
whose name as _____ of Nationstar Mortgage LLC as Attorney in Fact for Wells
Fargo Bank, National Association, as Trustee for Lehman ABS Mortgage Loan Trust 2007-1, 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 and official seal this the _____ day of _____, 20____.

See Attached

NOTARY PUBLIC

Print Name _____

My Commission Expires: _____

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:

Ofori Law Firm LLC

Joey N. Ofori, Esq

11215-B Lockwood Drive

Silver Spring, MD 20901

ACKNOWLEDGMENT

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.

State of California
County of Orange

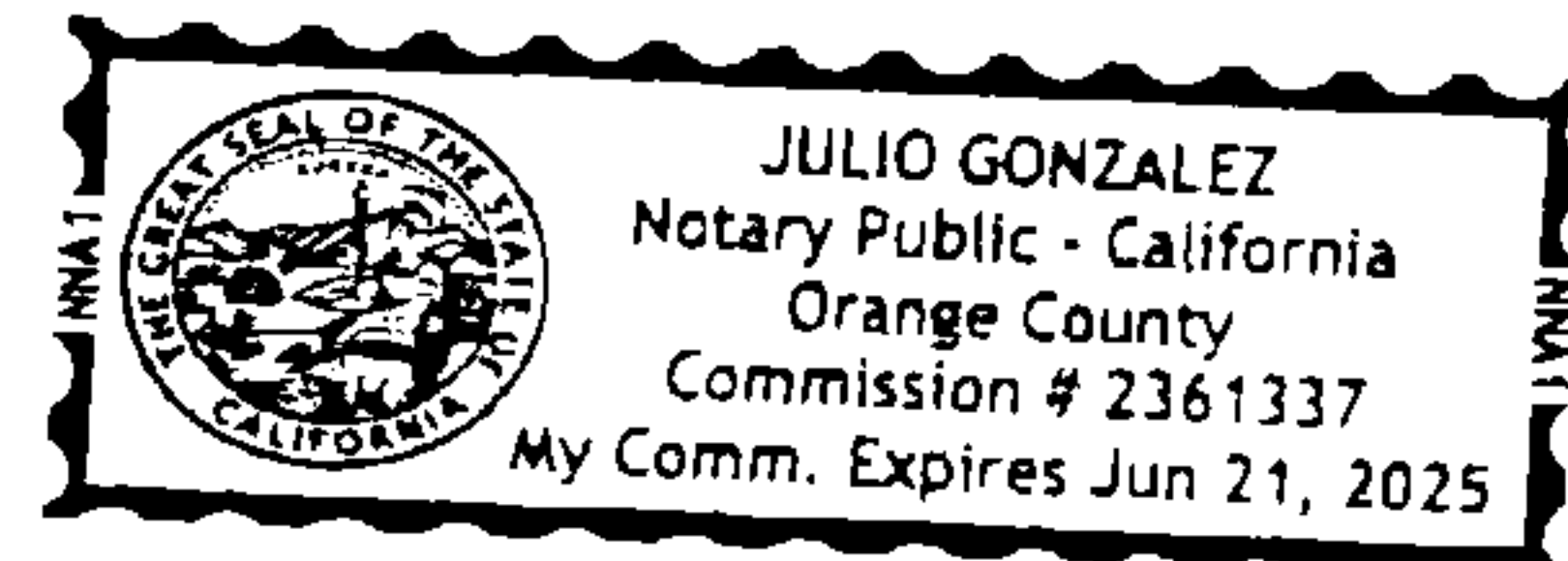
On December 27, 2022 before me, Julio Gonzalez, Notary Public
(insert name and title of the officer)

personally appeared Kristen Dineen
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)



Clear Form

Print Form

EXHIBIT "A"

LOT 216, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, SECTOR 2, AS
RECORDED IN MAP BOOK 25, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

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, National Asso
 Mailing Address **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 5033 Bent River Trace
 Birmingham, AL 35216

Date of Sale
 Total Purchase Price \$ 370,650.00

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
 01/20/2023 11:41:25 AM
 \$59.00 JOANN
 20230120000016740

The purchase price or actual value claim Alis Bylorm 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 12/27/2022

Print by it's Attorney-In-Fact Nationstar Mortgage, LLC
dba Mr. Cooper, Kristen Dineen, Assistant Secretary

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1