

This Document Prepared By:

DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

After Recording Send Tax Notice To:

Salvador Moreno Rodriguez
2030 Kerry Circle
Calera, AL 35040

Assessor's Parcel Number: 28 5 16 3 002 001.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of SIXTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$67,000.00), to the undersigned GRANTOR, **Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1**, by its attorney-in-fact **PHH Mortgage Corporation**, whose mailing address is C/O PHH Mortgage Corporation, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, (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 **Salvador Moreno Rodriguez – a married person**, (herein referred to as grantee), whose mailing address is 2030 Kerry Circle, Calera, AL 35040, all rights, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

ALL THAT PART OF LOTS 5, 6, 7 AND 8, IN BLOCK 85 ACCORDING TO DUNSTAN'S MAP AND SURVEY OF THE TOWN OF CALERA, ALABAMA, LYING NORTH AND EAST OF THE WOOTEN SPRING DIRT ROAD, SAID PORTION OF LOTS BEING IN THE NORTHEAST CORNER OF BLOCK 85, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MORE commonly known as: 1290 Wooten Spring Road, Calera, AL 35040

Source of Title. Ref.: Deed: Recorded March 17, 2023; Doc. No. 20230317000074290

Total Purchase Price: \$67,000.00

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: June 27, 2023

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 27th day of June, 20 23.

Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1, by its attorney-in-fact PHH Mortgage Corporation

Attest:

Diego Rojas
Diego Rojas
June 27, 2023

Contract Management Coordinator

Printed Name & Title

STATE OF FLORIDA

PALM BEACH COUNTY

By: *Jacqueline S. Michaelson*
June 27, 2023

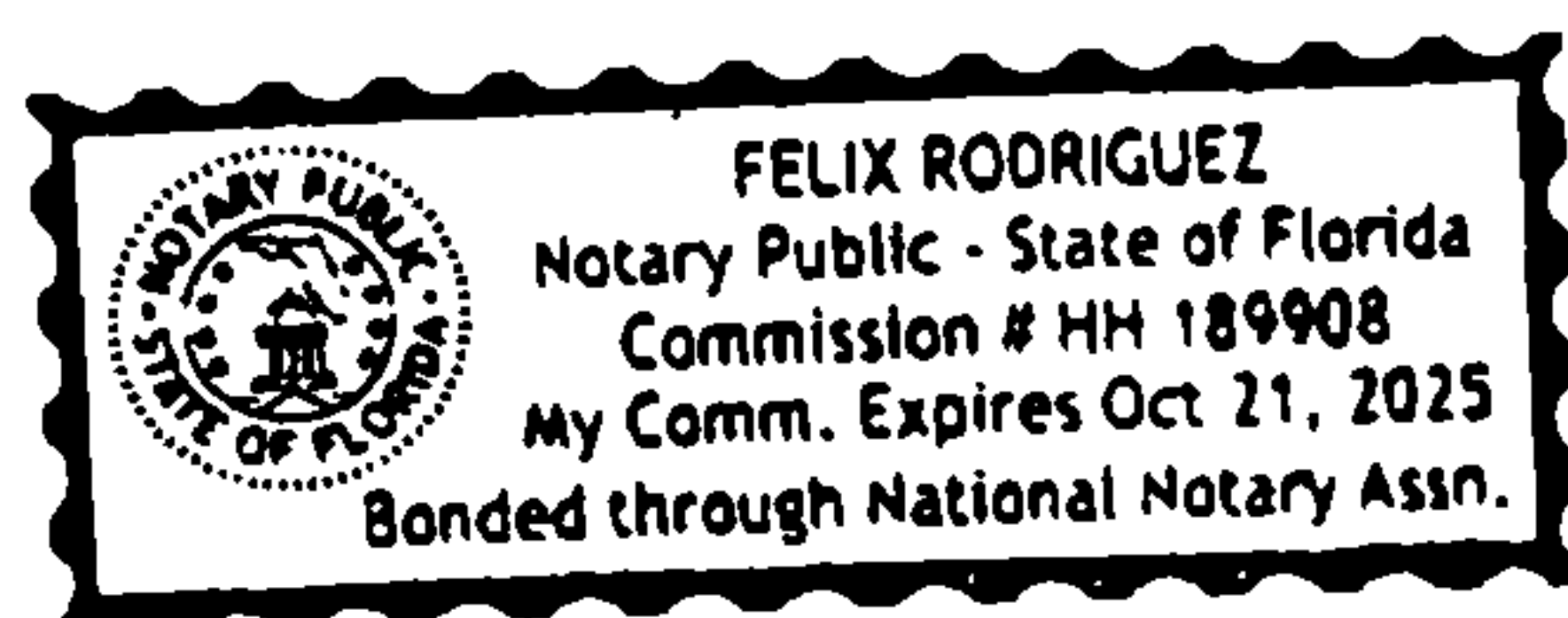
Jacqueline S. Michaelson

Contract Management Coordinator

Printed Name & Title

I, Felix Rodriguez, a Notary Public in and for said County, in said State, hereby certify that by means of ☒ physical presence or ☐ online notarization, Jacqueline S. Michaelson, whose name as Contract Management Coordinator of PHH Mortgage Corporation its attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1, 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.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this

27th day of June, 20 23.

Felix Rodriguez
Felix Rodriguez
 NOTARY PUBLIC
 My Commission Expires: _____
 POA recorded simultaneously herewith

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 ***Grantee's Name Salvador Moreno RodriguezMailing Address C/O PHH Mortgage
Corporation, 1661 Worthington Road, Suite
100, West Palm Beach, FL 33409Mailing Address 2030 Kerry Circle, Calera, AL
35040Property Address 1290 Wooten Spring
Road, Calera, AL 35040Date of Sale June 27, 2023Total Purchase Price \$67,000.00

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

☐

Appraisal

☒

Sales Contract

☐

Other _____

☐

Closing Statement

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 June 27, 2023

☐ Unattested

June 27, 2023

Diego Rojas

Contract Management Coordinator

eForms

(verified/by)

Print Jacqueline S. Michaelson, Contract Management Coordinator

Sign

(Grantor/Grantee/Owner/Agent) circle one

June 27, 2023 Form RT-1

EXHIBIT 'A' ***

Grantor/Seller:

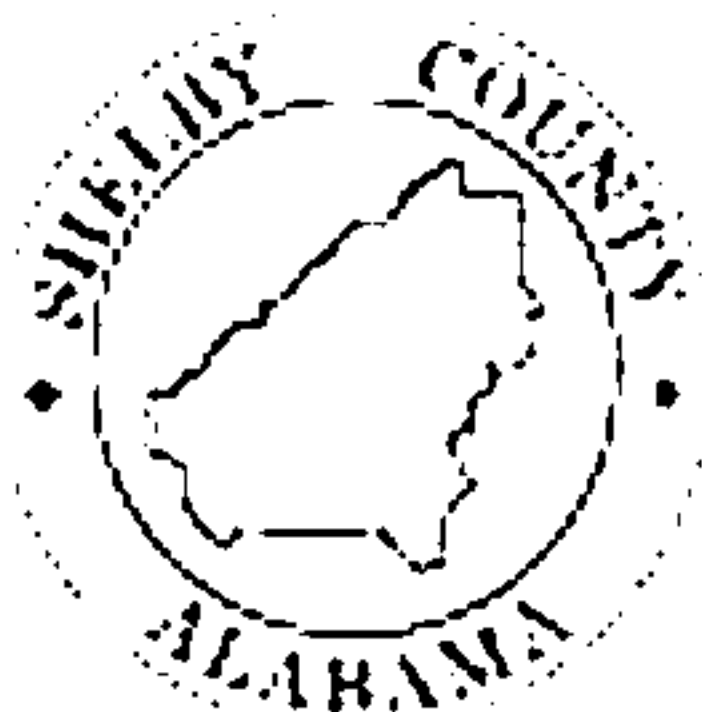
WELLS FARGO BANK, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1, by its attorney-in-fact PHH Mortgage Corporation

By:

Jacqueline S. Michaelson, Contract Management Coordinator

Printed Name & Title:

June 27, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2023 08:04:19 AM
\$98.00 JOANN
20230707000202050

Allen S. Bayl