

INVESTOR NUMBER: 011-5337859-203B

Wells Fargo Bank, N.A. CM #: 276847

Grantee's Address:

MORTGAGOR(S): JOHN C. BYRUM AND MELANIE O. BYRUM

Secretary of Housing and Urban Development c/o Michaelson, Connor & Boul 4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

STATE OF ALABAMA

)
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Wells Fargo Bank, N.A., does hereby grant, bargain, sell, and convey unto Grantee, The Secretary of Housing and Urban Development, his Successors and Assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 16, in Block 5, according to the Map of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 24th day of July, 2013.

WELLS FARGO BANK, N.A.

By: Milliams Williams

Vice President of Loan Documentation

Wells Fargo Bank, N.A.

07/24/2013

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 24th day of July , 2013 by Jamila Williams, Vice President of Loan Documentation, who is personally known [] or produced Driver's License as identification [X] of Wells Fargo Bank N.A, a national banking association on behalf of the association.

Notary Public

My commission expires 08/21/2017

SHELLI STOUT

Notary Public - South Carolina

My Commission Expires 08/21/2017

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge Sirote & Permutt, P.C. 2311 Highland Avenue South P. O. Box 55727 Birmingham, AL 35255-5727

20130920000380020 2/3 \$21.00 Shelby Cnty Judge of Probate: AL 09/20/2013 10:24:35 AM FILED/CERT

276847 *SWD* *B

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Secretary of Housing and Urban Grantee's Name Grantor's Name Wells Fargo Bank, N.A. Development c/o Wells Fargo Bank, N.A. Mailing Address MAC # X2505-01A Mailing Address 4400 Will Rogers Parkway 1 Home Campus Suite 300 Oklahoma City, OK 73108-183 Des Moines, IA 50328 **Property Address** 2441 Osceola Circle Date of Sale 07/24/2013 Birmingham, AL 35244 Total Purchase Price \$114,310.00 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 Foreclosure Deed 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. l 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 9/18/2013 Print Derick Hunt, title specialist Unattested Sign

(verified by)

(Grantor/Grantee/Owner(Agent)

circle one