

20161206000445350
12/06/2016 01:48:02 PM
DEEDS 1/4

AFTER RECORDING MAIL TO:
ServiceLink – Attn: Post close
1400 Cherrington Parkway
Moon Township PA 15108
ORDER#160315228

SPECIAL WARRANTY DEED

DOCUMENT TITLE

**Send Tax Notice To:
Roger Alan Miller and Desiree Rae Miller
600 Southern Lane, Helena, AL 35080**

Above this line reserved for official use only

STATE OF ALABAMA

COUNTY OF **Shelby**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **\$94,999.00 (Ninety Four Thousand Nine Hundred Ninety Nine Dollars and Zero Cents)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, N.A.** (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **Roger Alan Miller and Desiree Rae Miller, husband and wife**, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **Shelby**, State of Alabama.

LOT 17-A, ACCORDING TO A RESURVEY OF LOTS 17 AND 18, SADDLE RUN SUBDIVISION, AS RECORDED IN MAP BOOK 12, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior instrument reference: **Instrument Number: 20161007000370420** of the Public Records of the **Judge of Probate** of **Shelby** County, State of 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 22 day of Nov, 2016.

Witness (If Applicable)

Wells Fargo Bank, N.A.

By: [Signature]
Name: Cristy Dean

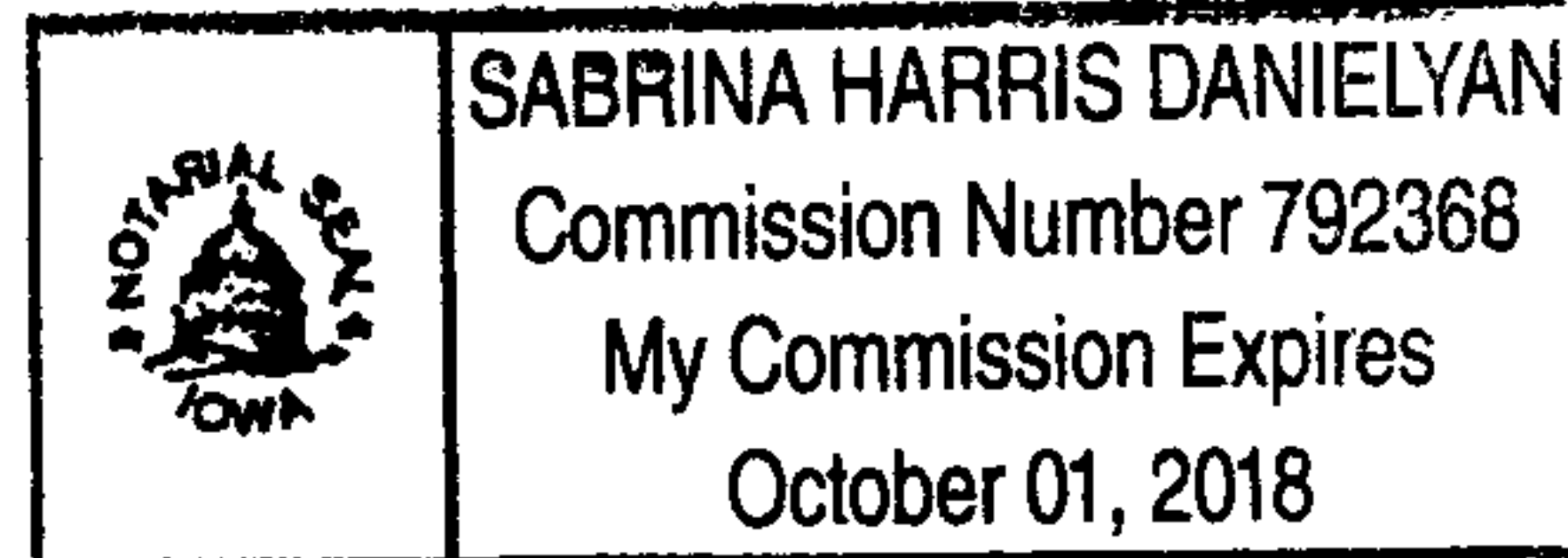
By: [Signature] 11/22/16
Name: Tonya Amerine
Its: Vice President Loan Documentation

State of Iowa)
) ss.

County Dallas)

On this 22 day of Nov, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P. (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Tonya Amerine acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public



Prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama. Commitment Number: 160315228

Send future tax bills to:

Roger Alan Miller and Desiree Rae Miller
600 Southern Lane, Helena, AL 35080

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, N.A.
Mailing Address 8480 STAGECOACH CIRCLE
FREDERICK, MD 21701

Grantee's Name Roger Alan Miller
Mailing Address 600 SOUTHERN LANE
HELENA, AL35080

Property Address 4044 SADDLE RUN CIR
PELHAM, AL 35124

Date of Sale 11/22/2016
Total Purchase Price \$ 94,999.00

20161206000445350

12/06/2016 01:48:02 PM DEEDS 4/4

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 12/16/16

Print Kayla Rapko

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2016 01:48:02 PM
\$119.00 CHERRY
20161206000445350

Signature