

Commitment Number: 2523373
Seller's Loan Number: 0206305922

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

Mortgage amount: 236 037.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12-6-14-0-002-040-000

SPECIAL/LIMITED WARRANTY DEED


Wells Fargo Bank, NA, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, for \$260,000.00 (Two Hundred Sixty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Stephanie A. Burke and Daniel A. Burke, Wife and Husband as joint tenants with the rights of survivorship**, hereinafter grantees, whose tax mailing address is **1062 GRAND OAKS DRIVE, BESSEMER AL 35022**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being more particularly described as follows: Lot 40, according to the Survey of Final Plat Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Aaron Nelson, Auctioneer and Attorney in Fact to Federal Home Loan Mortgage Corporation, as described in Doc No. 20100617000192740, Dated 06/01/2010, Recorded 06/17/2010 in Shelby County Records.

Property Address is: 1062 GRAND OAKS DRIVE, BESSEMER AL 35022

Shelby County, AL 07/11/2011
State of Alabama
Deed Tax: \$24.00


20110711000200300 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
07/11/2011 10:11:00 AM FILED/CERT

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.



20110711000200300 2/3 \$42.00
Shelby Cnty Judge of Probate, AL
07/11/2011 10:11:00 AM FILED/CERT

Executed by the undersigned on May 5, 2011:

Wells Fargo Bank, NA

By: 

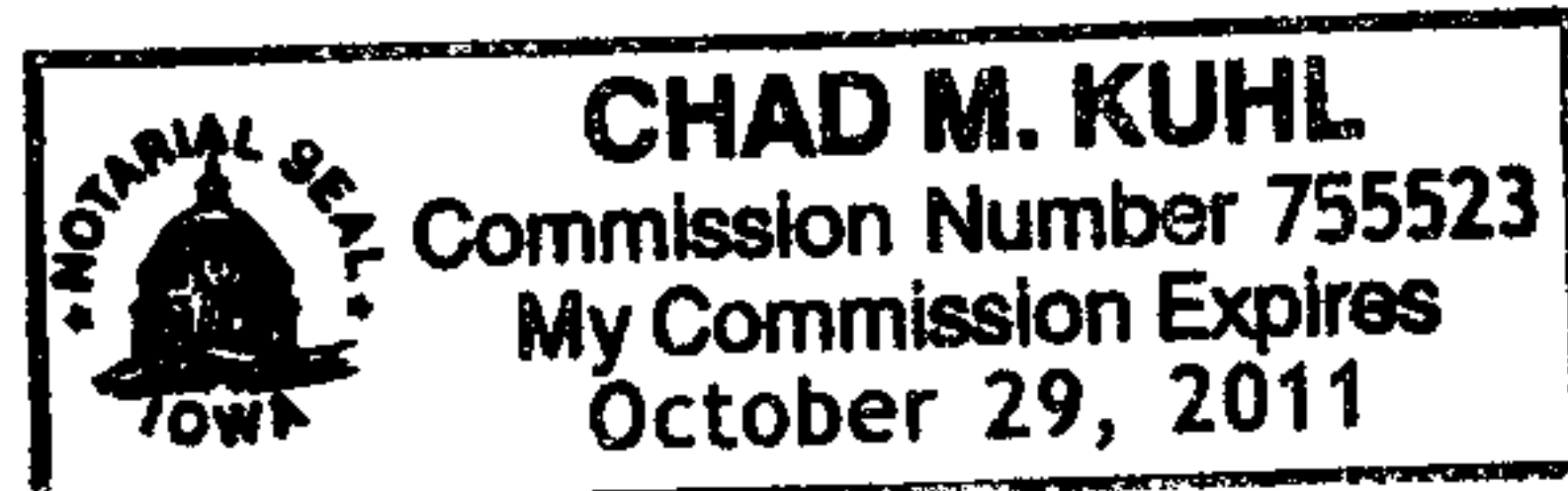
Name: _____

Its: **LYNN CARDER**
Vice President Loan Documentation

STATE OF Iowa
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Lynn Carder its VP, on behalf of **Wells Fargo Bank, NA** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being in formed of the contents of the conveyance, he/she, executed the same in his capacity as VP and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 5th day of May, 2011




Chad M Kuhl
Notary Public
Chad m kuhl
my comm exp: 10-29-11

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

Mail tax statements to:
1062 Grand Oaks Drive
Bessemer AL 35022




20110711000200300 3/3 \$42.00
Shelby Cnty Judge of Probate, AL
07/11/2011 10:11:00 AM FILED/CERT