

Shelby County, AL 10/04/2012
State of Alabama
Deed Tax: \$18.00

This instrument prepared by:
Jeff G. Underwood, Attorney
Siroto & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Landie B. Fowler

3157 Woodbridge Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred seventy-five thousand five hundred and 00/100 Dollars (\$175,500.00) to the undersigned, Wells Fargo Bank, National Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Landie B. Fowler, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

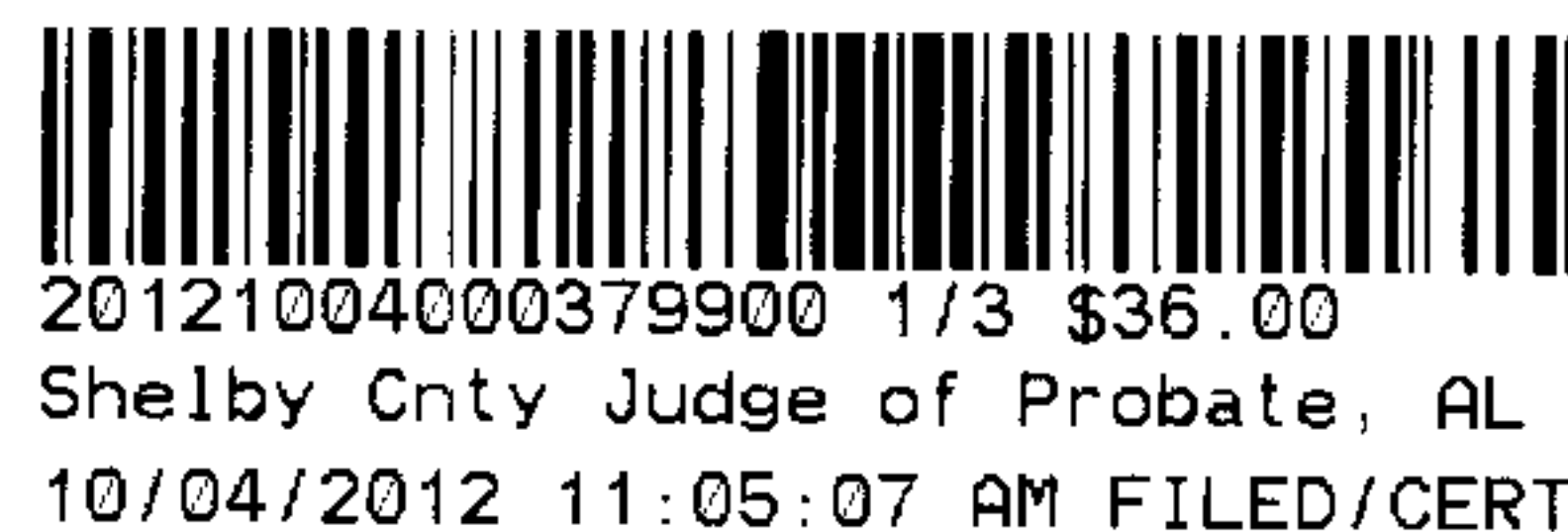
Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Volume 316, page 369; Volume 316, page 394; and Volume 316, page 389.
4. Easement/right-of-way to Water Works Board of the City of Birmingham as recorded in Real 144 page 884.
5. Restrictive covenant as recorded in Misc. Volume 25 page 299.
6. Agreement with Alabama Power Company as recorded in Misc. Volume 48, page 880 and Misc. Volume 27, page 891
7. Restrictions regarding Alabama Power Company as recorded in Misc. Volume 27 page 890.
8. Mineral and mining rights excepted
9. Encroachment of frame playhouse onto 10 foot easement on the rear lot line and encroachment of fence onto adjacent property on the rear lot line as shown on the survey of Laurence D. Weygand, dated November 6, 1992.
10. 35 foot building line as shown by recorded map.
11. 10 foot Easement on rear and 20 foot Easement on West, as shown by recorded map.
12. Restrictions as shown on recorded plat.
13. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20120120000024260, in the Probate Office of Shelby County, Alabama.

\$ 157,950.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26 day of June, 2012.

20121004000379900 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
10/04/2012 11:05:07 AM FILED/CERT

Wells Fargo Bank, National Association f/k/a Norwest Bank
Minnesota, National Association as Trustee for First Union Home
Equity Loan Trust 1998-1 Home Equity Loan Asset-Backed
Certificates, Series 1998-1

By: [Signature]

Its Jennifer Lynn Presley
Vice President Loan Documentation

By: [Signature]

Its William F. Holmes III
Assistant Secretary

STATE OF Maryland
Frederick

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jennifer Lynn Presley, whose name as VP Loan Documentation of Wells Fargo Bank, National
Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan
Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1, 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 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 26 day of June, 2012.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

STATE OF Maryland
Frederick

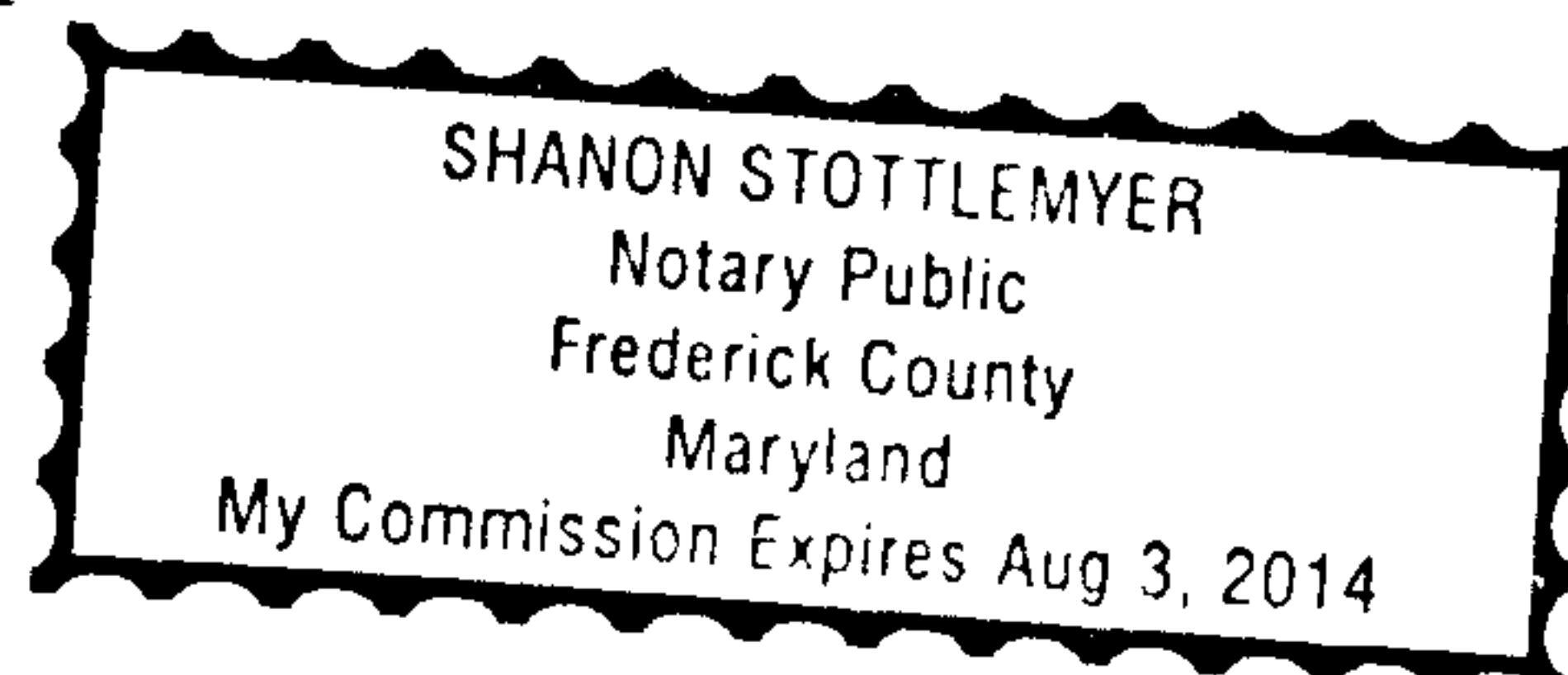
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
_____, whose name as Assistant Secretary of Wells Fargo Bank, National
Association f/k/a Norwest Bank Minnesota, National Association as Trustee for First Union Home Equity Loan
Trust 1998-1 Home Equity Loan Asset-Backed Certificates, Series 1998-1, 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 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 June, 2012.

NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2012-000123



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
Mailing Address 8480 Stagecoach Circle
Frederick, MD
21701

Grantee's Name Londie B. Fowler
Mailing Address 3157 Woodbridge Drive
Birmingham, AL 35242

Property Address 3157 Woodbridge Drive
Birmingham, AL
35242

Date of Sale 9/21/12
Total Purchase Price \$ 175,500
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20121004000379900 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
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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 10/21/12

Print

Jeff W. Farmer

Sign



Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one